

Elizabeth Alcantar, Mayor  
Jose R. Gonzalez, Vice Mayor  
Chris Garcia, Council Member  
Jack M. Guerrero, Council Member  
Blanca Lozoya, Council Member



**REMOTE TELECONFERENCE AND ELECTRONICALLY**

This meeting will be conducted telephonically and electronically pursuant to the State of California Executive Order No. 29-20.

**Teleconference Phone Number:**

1 (253) 215-8782

**Meeting ID:** 843 9542 2377

<https://us02web.zoom.us/j/84395422377>

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## AGENDA

**A REGULAR MEETING  
OF THE CUDAHY CITY COUNCIL  
and JOINT MEETING of the  
CITY OF CUDAHY AS SUCCESSOR AGENCY and HOUSING SUCCESSOR AGENCY  
TO THE CUDAHY DEVELOPMENT COMMISSION  
Tuesday, August 4, 2020 – 6:30 P.M.**

Written materials distributed to the City Council within 72 hours of the City Council meeting shall be available for public inspection at [www.cityofcudahy.com](http://www.cityofcudahy.com)

*In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, you should contact the City Clerk's Office at (323) 773-5143 at least 72 hours in advance of the meeting.*

### Rules of Decorum

Under the Government Code, the City Council may regulate disruptive behavior that impedes the City Council Meeting.

Disruptive conduct may include, but is not limited to:

- Screaming or yelling during another audience member's public comments period;
- Profane language directed at individuals in the meeting room;
- Throwing objects at other individuals in the meeting room;
- Verbal altercations with other individuals in the meeting room; and
- Going beyond the allotted three-minute public comment period granted.

When a person's or group's conduct disrupts the meeting, the Mayor or presiding officer will request that the person or group stop the disruptive behavior, and WARN the person or group that they will be asked to leave the meeting room if the behavior continues.

If the person or group refuses to stop the disruptive behavior, the Mayor or presiding officer may order the person or group to leave the meeting room, and may request that those persons be escorted from the meeting room. Any person who, without authority of law, willfully disturbs or breaks up a City Council meeting is guilty of a misdemeanor. (Pen. Code, § 403.)

**1. CALL TO ORDER**

**2. ROLL CALL**

Council / Agency Member Garcia  
Council / Agency Member Guerrero  
Council / Agency Member Lozoya  
Vice Mayor / Vice Chair Gonzalez  
Mayor / Chair Alcantar

**3. PLEDGE OF ALLEGIANCE**

**4. PRESENTATIONS**

**5. CLOSED SESSION PUBLIC COMMENTS**

(Each member of the public may provide a public comment telephonically or electronically if he or she wishes to address the City Council on closed session matters. During this time, members of the public are permitted to speak for three (3) minutes concerning only items on closed session.)

**RECESS TO CLOSED SESSION**

At this time, City Council will meet in closed session to go over items of business on the closed session agenda. Closed session discussion will end at 7:30 p.m. At that time, City Council will have the option to continue discussing closed session items after deliberating on all agenda items or continue the discussion to the next regular meeting. Once closed session is complete and the City Council returns from closed session into open session, members of the public may then rejoin the proceedings.

**6. CLOSED SESSION**

**DELIBERATING AS CUDAHY SUCCESSOR AGENCY**

**A. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators**

Property Location:

Site No. 1 Elizabeth Street Residential  
Property 5256 Elizabeth Street APN: 6224-001-014  
5260 Elizabeth Street APN: 6224-001-015

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney  
Negotiating parties: Chief Administrative Officer Under Negotiation: Price and Terms

- B. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 2 Atlantic Avenue/Santa Ana Street Commercial

Property 4734 Santa Ana Street APN: 6224-018-008

8110 South Atlantic Avenue APN: 6224-018-071

8100 South Atlantic Avenue APN: 6224-

018-068 Santa Ana Street APN: 6224-018-070

4720 Santa Ana Street APN: 6224-018-069

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney

Negotiating parties: Chief Administrative

Officer Under Negotiation: Price and Terms

- C. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 3 Santa Ana Street Residential

Property 4610 Santa Ana Street APN: 6224-019-014

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney

Negotiating parties: Chief Administrative

Officer Under Negotiation: Price and Terms

- D. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 4 Atlantic Avenue/Cecilia Street Commercial

Property 8135 South Atlantic Avenue APN: 6224-022-001

4629 Cecilia Street APN: 6224-022-004

8201 South Atlantic Avenue APN: 6224-022-002

8221 South Atlantic Avenue APN: 6224-022-012

4633 Cecilia Street APN: 6224-022-003

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney

Negotiating parties: Chief Administrative

Officer Under Negotiation: Price and Terms

- E. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 5 Atlantic Avenue/Patata Street Commercial  
Property 4819 Patata Street APN: 6224-034-014  
8420 South Atlantic Avenue APN: 6224-034-032 APN: 6224-034-040  
Patata Street APN: 6224-034-041

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney  
Negotiating parties: Chief Administrative Officer Under Negotiation: Price and Terms

**F. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators**

Property Location:

Site No. 6 Atlantic Avenue/Clara Street Commercial  
Property 4613 Clara Street APN: 6226-022-002  
7660 South Atlantic Avenue APN: 6226-022-008  
7630 South Atlantic Avenue APN: 6226-022-019 APN: 6226-022-020  
7638 South Atlantic Avenue APN: 6226-022-023  
7644 South Atlantic Avenue APN: 6226-022-022  
No address APN: 6226-022-021 APN: 6226-022-024

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney  
Negotiating parties: Chief Administrative Officer Under Negotiation: Price and Terms

**G. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiator**

Properties:

- 8100 Atlantic Ave., 4720 Santa Ana St., 8110 Atlantic Ave., 4734 Santa Ana St. (APN 6224-018-068, 069, 070, 071, 008)
- 8135 Atlantic Ave., 4629 Cecilia St., 8201 S. Atlantic, 4633 Cecilia St., 8221 S. Atlantic Ave. (APN 6224-022-001, 004, 002, 003, 012)
- 4819 Patata, 8420 S. Atlantic Ave. (APN 6224-034-014, 032, 040, 041)
- 4613/4615 Clara St., 7630 Atlantic Blvd., 7660 Atlantic Blvd., 7638 Atlantic Blvd., 7644 Atlantic Blvd. (APN 6226-022-002, 019, 020, 008, 021, 022, 023, 024)
- 4610 Santa Ana St. (APN 6224-019-014)

City Negotiators: Interim City Manager, Henry Garcia and City Attorney  
Negotiating Parties: Cudahy LF, LLC  
Under Negotiation: Price and terms of payment

**DELIBERATING AS CITY COUNCIL**

**H. Closed Session Pursuant to Government Code Section 54956.9(d)(4) – Conference with Legal Counsel to Discuss the Initiation of Litigation – Three Matters**

**RECONVENE TO OPEN SESSION**

**7. CLOSED SESSION ANNOUNCEMENT**

**8. PUBLIC COMMENTS**

(Each member of the public may provide a public comment telephonically or electronically if he or she wishes to address the City Council. Members of the public are permitted to speak for three (3) minutes concerning items under the City Council's jurisdiction, including items on the council agenda.)

(Any person who, without authority of law, willfully disturbs or breaks up a City Council meeting is guilty of a misdemeanor. (Pen. Code, § 403).)

**9. CITY COUNCIL COMMENTS / REQUESTS FOR AGENDA ITEMS** (Each Council Member is limited to three minutes.)

(This is the time for the City Council / Agency to comment on any topics related to "City Business," including announcements, reflections on city / regional events, response to public comments, suggested discussion topics for future council meetings, general concerns about particular city matters, questions to the staff, and directives to the staff (subject to approval / consent of the City Council majority members present, regarding staff directives). Each Council / Agency Member will be allowed to speak for a period not to exceed three (3) minutes. Notwithstanding the foregoing, the City Council Members shall not use this comment period for serial discussions or debate between members on City business matters not properly agendized. The City Attorney shall be responsible for regulating this aspect of the proceeding.)

**10. CITY MANAGER REPORT (information only)**

**11. REPORTS REGARDING AD HOC, ADVISORY, STANDING, OR OTHER COMMITTEE MEETINGS**

**12. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES**

(Consideration to waive full text reading of all Resolutions and Ordinances by single motion made at the start of each meeting, subject to the ability of the City Council / Agency to read the full text of selected resolutions and ordinances when the item is addressed by subsequent motion.)

(COUNCIL / AGENCY)

**Recommendation:** Approve the Waiver of Full Reading of Resolutions and Ordinances.

**13. CONSENT CALENDAR**

(Items under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council / Agency Member so requests, in which event the item will be removed from the Consent Calendar and considered separately.)

- A. Consideration to Review and Approve the Draft Minutes of July 21, 2020, and for the Regular Meeting of the City Council and the Joint Meeting of the City of Cudahy as Successor Agency and Housing Successor Agency to the Cudahy Development Commission *(page 9)*

Presented by Assistant City Clerk

**Recommendation:** The City Council is requested to review and approve the City Council / Successor Agency Draft Minutes for July 21, 2020.

#### 14. PUBLIC HEARING

- A. Adoption of Resolution No. 20-28 Memorializing a Public Hearing and Levying the Annual Assessment to Maintain the City of Cudahy Street Lighting District and Direct Staff to Forward the Resolution to the Los Angeles County Assessor *(page 21)*

Presented by Assistant City Engineer

**Recommendation:** The City Council is requested to:

1. Adopt Resolution No. 20-28; memorializing a Public Hearing and Levying the Annual Assessment to maintain the City of Cudahy Street Lighting District; and
2. Direct staff to forward Resolution No. 20-28 to the Los Angeles County Assessor before the August 10, 2020 deadline.

#### 15. BUSINESS SESSION

- A. Consideration and Approval of a Letter to Republic Services Terminating the Automatic Renewal for January 1, 2021 thereby Terminating the Entire Agreement on January 1, 2031 *(page 35)*

Presented by City Manager's Office

**Recommendation:** The City Council is recommended to approve the attached Letter of Termination for Republic Services terminating the automatic renewal clause on January 1, 2021 thereby terminating the agreement between the City of Cudahy ("City") and Consolidated Disposal Service ("Republic Services") on January 1, 2031.

- B. Consideration to Appoint Board Members to City Commissions *(page 41)*

Presented by Assistant City Clerk

**Recommendation:** The City Council is requested to:

1. Consider Re-appointing Board Members to the following City Commissions: Parks and Recreation Commission; Public Safety Commission; Planning Commission; and Aging and Senior Citizens Commission;
  2. Review and appoint commission applicants to the Parks and Recreation Commission; Public Safety Commission; Planning Commission; and Aging and Senior Citizens Commission; and
  3. Provide staff with direction regarding any changes to the City's Commission Board Member appointments.
- C. Approval of a Technical Services Agreement with Public Health Advocates and Kounkuey Design Initiative (KDI) to provide technical assistance in assembling an application to compete in the Statewide Parks Program (Proposition 68). *(page 75)*

*Presented by Interim Community Development Manager*

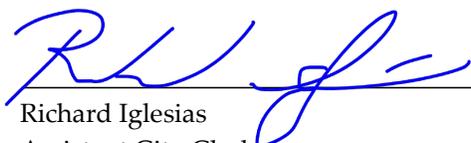
**Recommendation:** The City Council is requested to approve a technical services agreement with Public Health Advocates (PHA) and authorize the mayor to execute the Agreement to provide technical assistance and community engagement to pursue Prop 68 funding under the Statewide Parks Program.

## 16. COUNCIL DISCUSSION - NONE

## 17. ADJOURNMENT

I, Richard Iglesias, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City's Website not less than 72 hours prior to the meeting. A copy of said Agenda is on file in the City Clerk's Office.

Dated this 31<sup>st</sup> day of July 2020

  
Richard Iglesias  
Assistant City Clerk

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# Item Number 13A

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## STAFF REPORT

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**Date:** August 4, 2020

**To:** Honorable Mayor/Chair and City Council/Agency Members

**From:** Henry Garcia, Interim City Manager/Executive Director  
By: Richard Iglesias, Assistant City Clerk

**Subject:** **Consideration to Review and Approve the Draft Minutes of July 21, 2020, and for the Regular Meeting of the City Council and the Joint Meeting of the City of Cudahy as Successor Agency and Housing Successor Agency to the Cudahy Development Commission**

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### RECOMMENDATION

The City Council is requested to review and approve the City Council / Successor Agency Draft Minutes for July 21, 2020.

### BACKGROUND / ANALYSIS

#### Historically

The Municipal Clerk is one of the oldest professions in government, dating back to 1272 A.D., originating in England. The record keeper then was called Remembrancer, an English official whose job was to remind the Lord Treasurer and Barons of Court, of business pending.

Years later, in the 1600s, when early colonists came to America, the office of the Clerk was one of the first offices to be established. Over the years, the City Clerk's office has become the core for local government, and the liaison to the residents of the Community. The Municipal Clerk (City Clerk) is the record keeper of a City's recorded history.

William Bennett Munro, a Canadian historian, and political scientist, who taught at Harvard University and the California Institute of Technology, stated in one of his first textbooks written: "No other office in municipal service has so many contacts. It serves the Mayor, the City Council, the City Manager (when there is one), and all administrative departments,

without exception. All of them call upon it, almost daily, for some service or information. Its work is not spectacular, but it demands versatility, alertness, accuracy, and no end of patience. The public does not realize how many loose ends of city administration this office pulls together."

Moving forward to the present time, the City Clerk's office today is generally responsible for keeping a record of City Council meetings; agreements; recordings of official documents; legal advertisements; municipal elections; commissions and committees current files; claims against the city; and other legal or official documents.

City Clerks in General Law cities are required to keep a record (minutes) of the proceedings of Council meetings (Government Code Sections 36814 and 40801). Minutes are the official record of a meeting which provides a history of the Council's decisions and actions.

### **CONCLUSION**

City Council is requested to approve the attached City Council / Agency Draft Minutes of the proceedings of July 21, 2020 City Council meeting.

### **FINANCIAL IMPACT**

No Financial Impact.

### **ATTACHMENT**

- A. Draft Minutes July 21, 2020
- B. Resolution No. 16-38, approving the City Clerk's use of Summary Action Minutes as the Official Record of the City Council proceedings.

MINUTES

CUDAHY CITY COUNCIL REGUAR MEETING and  
CITY OF CUDAHY AS SUCCESSOR AGENCY and  
HOUSING SUCCESSOR AGENCY TO THE CUDAHY  
DEVELOPMENT COMMISSION JOINT MEETING

July 21, 2020 6:30 P.M.

**1. CALL TO ORDER**

Mayor / Chair Alcantar called the meeting to order at 6:34 p.m.

**2. ROLL CALL**

PRESENT: Council / Agency Member Garcia  
Council / Agency Member Guerrero  
Council / Agency Member Lozoya  
Vice Mayor / Vice Chair Gonzalez  
Mayor / Chair Alcantar

ABSENT: None

ALSO PRESENT: Interim City Manager Henry Garcia, City Attorney, Victor Ponto, Assistant City Clerk, Richard Iglesias, Finance Director, Human Resources Manager, Jennifer Hernandez Steven Dobrene, and Junior Deputy City Clerk, Andres Rangel.

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice Mayor Gonzalez.

**4. PRESENTATIONS - NONE**

**5. PUBLIC COMMENTS - NONE**

Adrian Garcia, spoke regarding agenda item 10D asking to table the resolution and allowing Southern California Edison to present their proposed energy option solutions.

Cesar Quesada, spoke in regards to the multiple break-ins suffered by Elizabeth Learning Center, specifying that three rounds of robberies led to a substantial number of tables and chair being stolen. He wanted to reach out to the community and ask if residents noticed any suspicious activity during the time of the incident.

**6. CITY COUNCIL COMMENTS**

Vice Mayor Gonzalez, asked sergeant Salcedo to coordinate with Elizabeth Learning Center school police to help with identifying who stole the school's equipment.

Mayor Alcantar, asked the city manager to reach out to Mr. Quesada to help identify who stole Elizabeth Learning Center's equipment. She concluded her comments by encouraging residents to fill the census despite fear mongering rhetoric stemming from the White House.

**7. CITY MANAGER REPORT (information only)**

**8. REPORTS REGARDING AD HOC, ADVISORY, STANDING OR OTHER COMMITTEE MEETINGS - NONE**

**9. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES**

**10. CONSENT CALENDAR (COUNCIL MEMBER GUERRERO PULLED ITEMS A,B,D, AND E FOR DISCUSSION)**

**A. Approval of the Local Agency Investment Fund (LAIF) for the Month of May 2020**

Presented by the Finance Director

The City Council is requested to approve the Local Agency Investment Fund (LAIF) Report for the month of May 2020 in the amount of \$7,607,124.65.

**Motion:** It was motioned by Council Member Garcia and seconded by Vice Mayor Gonzalez to approve the Local Agency Investment Fund (LAIF) Report for the month of May 2020 in the amount of \$7,607,124.65. The motion carried (4-1-0) by the following roll call vote:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar  
NOES: Guerrero  
ABSENT: None  
ABSTAIN: None

**B. Approval of the City Demands and Payroll Including Cash and Investment Report for the Month of May 2020**

Presented by the Finance Director

The City Council is requested to approve the Demands and Payroll in the amount of \$1,351,124.66 including Cash and Investment Report by Fund for the month of May 2020.

**Motion:** It was motioned by Council Member Garcia and seconded by Vice Mayor Gonzalez to approve the Demands and Payroll in the amount of \$1,351,124.66 including Cash and Investment Report by Fund for the month of May 2020. The motion carried (4-1-0) by the following roll call vote:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar  
NOES: Guerrero  
ABSENT: None  
ABSTAIN: None

**C. Consideration to Review and Approve the Draft Minutes of July 7, 2020, and for the Regular Meeting of the City Council and the Joint Meeting of the City of Cudahy as Successor Agency and Housing Successor Agency to the Cudahy Development Commission**

Presented by the Assistant City Clerk

The City Council is requested to review and approve the City Council / Successor Agency Draft Minutes for July 7, 2020.

**Motion:** It was motioned by Mayor Alcantar and seconded by Vice Mayor Gonzalez to review and approve the City Council / Successor Agency Draft Minutes for July 7, 2020. The motion did not carry (4-0-1) by the following roll call vote:

AYES: Guerrero, Lozoya, Gonzalez, and Alcantar  
NOES: None  
ABSENT: Garcia  
ABSTAIN: None

**D. Consideration to Approve Resolution No. 20-26 Supporting Balanced Energy Solutions and Maintaining Local Control of Energy Solutions**

Presented by the City Manager's Office

The City Council is requested to approve Resolution No. 20-26, supporting balanced energy solutions and maintaining local control of energy solutions.

**Motion:** It was motioned by Mayor Alcantar and seconded by Council Member Garcia to table this item indefinitely. The motion carried (5-0-0) by the following roll call vote:

AYES: Guerrero, Garcia, Lozoya, Gonzalez, and Alcantar  
NOES: None  
ABSENT: None  
ABSTAIN: None

**E. Adoption of a Proposed Resolution No. 20-27, Amending the Standard Order of Business for all City Council Meetings**

Presented by the City Attorney's Office

The City Council is requested to adopt a proposed Resolution No. 20-27, amending the standard order of business for all City Council meetings.

**Motion:** It was motioned by Vice Mayor Gonzalez and seconded by Mayor Alcantar to adopt a proposed Resolution No. 20-27, amending the standard order of business for all City Council meetings with the addition of adding a public comment period specifically for closed session items at the beginning of the agenda. The motion carried (5-0-0) by the following roll call vote:

AYES: Guerrero, Garcia, Lozoya, Gonzalez, and Alcantar  
NOES: None  
ABSENT: None  
ABSTAIN: None

**11. PUBLIC HEARING - NONE**

**12. BUSINESS SESSION**

**A. Consideration to Approve a Legal Services Agreement (PSA) with Liebert Cassidy Whitmore (LCW) for Employment Matters**

Presented by the Human Resources Manager

The City Council is requested to approve a Fourth Amendment to the Legal Services Agreement with Liebert Cassidy Whitmore (LCW) for employment related matters (July 1, 2020 through June 30, 2021).

**Motion:** It was motioned by Mayor Alcantar and seconded by Vice Mayor Gonzalez to approve a Fourth Amendment to the Legal Services Agreement with Liebert Cassidy Whitmore (LCW) for employment related matters (July 1, 2020 through June 30, 2021). The motion carried (5-0-0) by the following roll call vote:

AYES: Guerrero, Garcia, Lozoya, Gonzalez, and Alcantar  
NOES: None  
ABSENT: None  
ABSTAIN: None

**B. Consideration to approve a Professional Services Agreement and Community Development Block Grant Program Subrecipient Agreement between the City of Cudahy and the Young Men's Christian Association (YMCA) for Continuing Youth Sports Services and Distance Learning**

Presented by the Parks and Recreation Coordinator

The City Council is requested to approve a Professional Services Agreement and Community Development Block Grant Program Subrecipient Agreement between the City of Cudahy and the YMCA to continue to provide youth sports services, and distance learning.

**Motion:** It was motioned by Vice Mayor Gonzalez and seconded by Mayor Alcantar to approve a Professional Services Agreement and Community Development Block Grant Program Subrecipient Agreement between the City of Cudahy and the YMCA to continue to provide youth sports services, and distance learning. The motion carried (5-0-0) by the following roll call vote:

AYES: Guerrero, Garcia, Lozoya, Gonzalez, and Alcantar  
NOES: None  
ABSENT: None  
ABSTAIN: None

**13. COUNCIL DISCUSSION - NONE**

**IT WAS MOTIONED BY COUNCIL MEMBER GARCIA AND SECONDED BY COUNCIL MEMBER LOZOYA TO REOPEN ITEM 8. THE MOTION CARRIED (4-0-1) BY THE FOLLOWING ROLL CALL VOTE:**

AYES: Garcia, Lozoya, Gonzalez, and Alcantar  
NOES: Guerrero  
ABSENT: None  
ABSTAIN: None

## 14. CLOSED SESSION

### DELIBERATING AS CUDAHY SUCCESSOR AGENCY

A. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 1 Elizabeth Street Residential Property  
5256 Elizabeth Street APN: 6224-001-014  
5260 Elizabeth Street APN: 6224-001-015

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney  
Negotiating parties: Chief Administrative Officer  
Under Negotiation: Price and Terms

B. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 2 Atlantic Avenue/Santa Ana Street Commercial Property  
4734 Santa Ana Street APN: 6224-018-008  
8110 South Atlantic Avenue APN: 6224-018-071  
8100 South Atlantic Avenue APN: 6224-018-068  
Santa Ana Street APN: 6224-018-070  
4720 Santa Ana Street APN: 6224-018-069

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney  
Negotiating parties: Chief Administrative Officer  
Under Negotiation: Price and Terms

C. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 3 Santa Ana Street Residential Property  
4610 Santa Ana Street APN: 6224-019-014

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney  
Negotiating parties: Chief Administrative Officer  
Under Negotiation: Price and Terms

D. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 4 Atlantic Avenue/Cecilia Street Commercial Property  
8135 South Atlantic Avenue APN: 6224-022-001

4629 Cecilia Street APN: 6224-022-004  
8201 South Atlantic Avenue APN: 6224-022-002  
8221 South Atlantic Avenue APN: 6224-022-012  
4633 Cecilia Street APN: 6224-022-003

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney  
Negotiating parties: Chief Administrative Officer  
Under Negotiation: Price and Terms

E. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:  
Site No. 5 Atlantic Avenue/Patata Street Commercial Property  
4819 Patata Street APN: 6224-034-014  
8420 South Atlantic Avenue APN: 6224-034-032 APN: 6224-034-040  
Patata Street APN: 6224-034-041

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney  
Negotiating parties: Chief Administrative Officer  
Under Negotiation: Price and Terms

F. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:  
Site No. 6 Atlantic Avenue/Clara Street Commercial Property  
4613 Clara Street APN: 6226-022-002  
7660 South Atlantic Avenue APN: 6226-022-008  
7630 South Atlantic Avenue APN: 6226-022-019 APN: 6226-022-020  
7638 South Atlantic Avenue APN: 6226-022-023  
7644 South Atlantic Avenue APN: 6226-022-022  
No address APN: 6226-022-021 APN: 6226-022-024

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney  
Negotiating parties: Chief Administrative Officer  
Under Negotiation: Price and Terms

G. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiator

Properties:  
– 8100 Atlantic Ave., 4720 Santa Ana St., 8110 Atlantic Ave., 4734 Santa Ana St. (APN 6224-018-068, 069, 070, 071, 008)  
– 8135 Atlantic Ave., 4629 Cecilia St., 8201 S. Atlantic, 4633 Cecilia St., 8221 S. Atlantic Ave. (APN 6224-022-001, 004, 002, 003, 012)  
– 4819 Patata, 8420 S. Atlantic Ave. (APN 6224-034-014, 032, 040, 041)  
– 4613/4615 Clara St., 7630 Atlantic Blvd., 7660 Atlantic Blvd., 7638 Atlantic Blvd., 7644 Atlantic Blvd. (APN 6226-022-002, 019, 020, 008, 021, 022, 023, 024)

– 4610 Santa Ana St. (APN 6224-019-014)  
City Negotiators: Interim City Manager, Henry Garcia and City Attorney  
Negotiating Parties: Cudahy LF, LLC  
Under Negotiation: Price and terms of payment

**DELIBERATING AS CITY COUNCIL**

H. Closed Session Pursuant to Government Code Section 54956.9(d)(4) – Conference with Legal Counsel to Discuss the Initiation of Litigation – One Matter

**15. CLOSED SESSION ANNOUNCEMENT**

Deputy City Attorney Victor Ponto reported that for each closed session items, legal counsel was given, direction was received, no further reportable action.

**16. ADJOURNMENT**

The City Council / Agency meeting was adjourned at 8:39 p.m.

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Elizabeth Alcantar  
Mayor

ATTEST:

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Richard Iglesias  
Assistant City Clerk

RESOLUTION NO. 16-38

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUDAHY APPROVING THE CITY CLERK'S USE OF SUMMARY ACTION MINUTES AS THE OFFICIAL RECORD OF THE MEETINGS OF THE CITY COUNCIL OF THE CITY OF CUDAHY**

WHEREAS, pursuant to Section 2.20.010(1) of the Municipal Code of the City of Cudahy, the City clerk is required to perform such duties as are set forth in the Government Code and in the City's Municipal Code and as the City Council from time to time shall direct or authorize; and

WHEREAS, under Government Code Section 40801, the City Clerk is tasked with keeping accurate records of the proceeding of the legislative body; and

WHEREAS, pursuant to Government Code Section 36814, the City Council shall cause the City Clerk to keep a correct record of its proceedings;

WHEREAS, the City Clerk currently prepares and keeps full written minutes of the City Council's meetings and proceedings; and

WHEREAS, instead of summary minutes, the City Council now wishes for the City Clerk to prepare and keep summary action minutes as the official record of its meetings or proceedings; and

BASED UPON THE ABOVE RECITALS, THE CITY COUNCIL OF THE CITY OF CUDAHY, CALIFORNIA, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. The recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The City Council hereby approves the use of summary action minutes as the official record of its meetings or proceedings in lieu of full form written minutes.

SECTION 3. This Resolution shall take effect immediately upon its adoption by the City Council and the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Cudahy at its regular meeting on this 12<sup>th</sup> day of December, 2016.



Baru Sanchez  
Mayor

ATTEST:



Richard Iglesias  
Deputy City Clerk

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    )     SS:  
CITY OF CUDAHY             )

I, Richard Iglesias, Deputy City Clerk of the City of Cudahy, hereby certify that the foregoing Resolution No. 16-38 was passed and adopted by the City Council of the City of Cudahy, signed by the Mayor and attested by the Deputy City Clerk at a regular meeting of said Council held on the 12th day of December, 2016, and that said Resolution was adopted by the following vote, to-wit:

AYES: Garcia, Markovich, Hernandez, Sanchez

NOES: None

ABSENT: None

ABSTAIN: Guerrero



Richard Iglesias  
Deputy City Clerk

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# Item Number 14A

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## STAFF REPORT

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**Date:** August 4, 2020

**To:** Honorable Mayor/Chair and City Council/Agency Members

**From:** Henry Garcia, Interim City Manager/ Executive Director  
By: Aaron Hernandez-Torres, P.E, Assistant City Engineer

**Subject:** **Adoption of Resolution No. 20-28 Memorializing a Public Hearing and Levying the Annual Assessment to Maintain the City of Cudahy Street Lighting District and Direct Staff to Forward the Resolution to the Los Angeles County Assessor**

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### RECOMMENDATION

The City Council is requested to:

1. Adopt Resolution No. 20-28; memorializing a Public Hearing and Levying the Annual Assessment to maintain the City of Cudahy Street Lighting District; and
2. Direct staff to forward Resolution No. 20-28 to the Los Angeles County Assessor before the August 10, 2020 deadline.

### BACKGROUND

1. In accordance to the Landscaping and Lighting Act of 1972, Streets and Highways Code §§ 22500, the City of Cudahy created its Lighting Assessment District. Annual levies on the properties within the Assessment District fund the ongoing maintenance of streetlights in the City.
2. On March 24, 2020, Willdan Engineering was retained as part of the existing services agreement to provide annual administration services for the City of Cudahy 1972 Act Landscaping and Lighting District. This includes the following services: District Audit and 1972 Act District Administration Services.
3. Between April and June 2020, Willdan Engineering prepared the City of Cudahy Annual Street Lighting Assessment Report for Fiscal Year (FY) 2020-21.

4. On July 7, 2020, City Council approved Resolution No. 20-23, which intended to levy the assessment, pursuant to Street and Highways Code Section 22624. City Council also directed staff to publish the Resolution of Intention and provide notice of a public hearing on the assessment to take place on August 4, 2020.
5. On July 24, 2020, the Public Hearing Notice and the Resolution of Intention were published in the Press Telegram newspaper.

## **ANALYSIS**

The City of Cudahy utilizes a city-wide Street Lighting Special Assessment District in accordance with the provisions of the Landscape and Lighting Act of 1972 to fund the operation and maintenance of the City's streetlights. The funding sources for the Assessment District costs are the parcels within the Assessment District. The parcels are assessed by the City through an annual process. Annual levies on the properties within the Assessment District fund the ongoing maintenance of street lights in the City.

The Landscaping and Lighting Act requires the City to hold a public hearing to consider the levy of the annual assessment prior to approving the levy. Following the public hearing, the City Council must consider and approve the levy to collect the funds for street light maintenance (passing a resolution and providing it to the County Assessor) before August 10, 2020. The approval of the proposed Resolution No. 20-28 is the second of the two annual City Council actions regarding the Assessment District.

At the July 7, 2020 City Council meeting and consistent with the provisions of Streets and Highways Code section 22623, the City Council passed a Resolution of Intention and approved the Engineer's Report and levy of the assessment. Pursuant to Streets and Highways Code section 22626(a), the Council directed staff to publish the resolution of intention and provide notice of a public hearing on the assessment to take place at today's meeting.

Staff has prepared Resolution No. 20-28 for consideration by the Council, a copy of which is attached (Attachment A).

## **CONCLUSION**

Approval of Resolution No. 20-28 memorializing a public hearing and levying the annual assessment to maintain the City of Cudahy street lighting district and direct staff to forward the Resolution of Intent to the Los Angeles County Assessor before August 10, 2020, will bring revenues to the City to fund the operation and maintenance of the City's streetlights.

Failure to approve Resolution No. 20-28 will prevent the City from receiving monies from the Cudahy Street Lighting District through the Los Angeles County to pay for the City's street lights operation and maintenance services.

## **FINANCIAL IMPACT**

This action will not impact the City's General Fund. State law authorizes the City to include the costs of preparing the City Engineer's Report and administering the assessment in the total amount of the assessment. The total amount of this year's engineer's estimate is \$140,497. This cost includes \$4,042 to administer the assessment; and \$2,200 for publication expenses. The amount of \$73,044 will come from the assessment and the difference will be paid by supplemental funds: gas tax monies (Streets & Highways Code § 22526 – defining incidental expenses).

No increase or change to the annual assessment rate is proposed for FY 2020-21. The annual assessment amount this FY 2020-21 is \$73,044.

## **ATTACHMENTS**

- A. Proposed Resolution No. 20-28 Memorializing a Public Hearing and Levying the Annual Assessment to maintain the City of Cudahy Street Lighting District
- B. Public Hearing Notice
- C. Proof of Publication (Public Hearing Notice & Notice of Intention Resolution 20-23)

**RESOLUTION NO. 20-28**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUDAHY MEMORIALIZING A PUBLIC HEARING AND LEVYING THE ANNUAL ASSESSMENT TO MAINTAIN THE CITY OF CUDAHY STREET LIGHTING DISTRICT**

**WHEREAS**, the City of Cudahy has a Lighting Assessment District formed pursuant to the Landscaping and Lighting Act of 1972, Streets and Highways Code §§ 22500 et seq.; and

**WHEREAS**, annual levies on the properties within the Assessment District fund the ongoing maintenance of street lights in the City; and

**WHEREAS**, the amount of the Assessment must be based on an Engineer's Report; and

**WHEREAS**, the City Council approved the Engineer's Report at its July 7, 2020 meeting; and

**WHEREAS**, the City Council adopted a resolution of intention to levy the assessment at its July 7, 2020 meeting; and

**WHEREAS**, the Deputy City Clerk published and posted the notice of public hearing on July 24, 2020.

**BASED UPON THE ABOVE RECITALS, THE CITY COUNCIL OF THE CITY OF CUDAHY, CALIFORNIA, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

SECTION 1. On August 4, 2020, the City Council of the City of Cudahy held a duly noticed public hearing to levy and collect assessments within the City of Cudahy Street Lighting District for fiscal year 2020-2021, consistent with the provisions of the Landscape and Lighting Act of 1972.

SECTION 2. The Assessment for 2020-2021 will fund ongoing maintenance of existing improvements to the City's street lights. The existing improvements in the Assessment District consist of street lamps that have been installed City-wide. The planned annual maintenance paid for by this year's assessment includes the day-to-day replacement and repair of damaged street lighting.

SECTION 3. The boundaries of the City of Cudahy Street Lighting District are coterminous with the boundaries of the City, but do not include any publicly owned parcels.

SECTION 4. Prior to the public hearing, the City provided an opportunity for written objections to the assessment to be filed with the City Clerk. During the public hearing, the City provided an opportunity for anyone opposed to the assessment to voice an objection.

SECTION 5. The City Council has considered the Engineer's Report, the Resolution of Intention, and the input of the public at the duly noticed public hearing and hereby levies the assessment for fiscal year 2020-2021 on the affected properties as proposed in the Engineer's Report.

SECTION 6. Consistent with Streets and Highways Code section 22631, staff is directed to provide a copy of the Engineer's Report, Resolution of Intention, proof of publication, and this Resolution to the County Assessor to levy the assessment on the affected parcels.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Cudahy at its regular meeting on this 4<sup>th</sup> day of August, 2020.

---

Elizabeth Alcantar  
Mayor

ATTEST:

---

Richard Iglesias  
Assistant City Clerk

**CERTIFICATION**

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) SS:  
CITY OF CUDAHY                )

I, Richard Iglesias, Assistant City Clerk of the City of Cudahy, hereby certify that the foregoing Resolution No. 20-28 was passed and adopted by the City Council of the City of Cudahy, signed by the Mayor and attested by the Assistant City Clerk at a regular meeting of said Council held on the 4th day of August, 2020, and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Richard Iglesias  
Assistant City Clerk

**NOTICE OF PUBLIC HEARING**

**Street Lighting Assessment Report FY2020/21**

NOTICE IS HEREBY GIVEN that the City Council of the City of Cudahy will hold a Public Hearing to consider the Levy of an Assessment on the City's Street Lighting District to fund annual maintenance and repairs for Fiscal Year 2020/21.

The City Council will hold the Public Hearing consistent with the provisions of The Landscaping and Lighting Act of 1972, California *Streets and Highways Code* §§ 22500, *et seq.*, and City Council **Resolution 20-23**, A Resolution of the City Council of the City of Cudahy Approving the City Engineer's Report and Declaring the Intention of the City Council to Hold a Public Hearing and Levy the Annual Assessment to Maintain the City of Cudahy Street Lighting District, approved by the City Council on July 7, 2020 and accompanies this notice.

All interested parties are invited to attend said hearing and express opinions or submit evidence for or against the proposed Assessment. Any person who wishes to object to the matter should file a written protest with the City Clerk prior to said public hearing at 5220 Santa Ana Street, Cudahy, CA 90201 during normal business hours, 8:00 a.m. – 7:00 p.m., Monday-Thursday. For further details contact Engineering Department, at (323) 773-5143.

**REGULAR CITY COUNCIL MEETING**

DATE: August 4, 2020  
TIME: 6:30 P.M., or as soon thereafter as the matter can be heard.  
PLACE: Bedwell Hall  
5240 Santa Ana Street  
Cudahy, CA 90201

By: Richard Iglesias, Assistant City Clerk  
Posted: Wednesday, July 22, 2020  
Published: Friday, July 24, 2020

**Long Beach Press-Telegram**

5225 E. Second St.  
Long Beach, CA 90803  
562-499-1236  
Fax: 562-499-1391  
legals@presstelegram.com

**Attachment C**

CITY OF CUDAHY  
5220 SANTA ANA STREET  
BELL, CA 90201

.....  
*Account Number:* 5007693

*Ad Order Number:* 0011399605

*Customer's Reference*  
*/ PO Number:*

*Publication:* Long Beach Press-Telegram

*Publication Dates:* 07/24/2020

*Total Amount:* \$2,166.94

*Payment Amount:* \$0.00

*Amount Due:* \$2,166.94

**Street Lighting Assessment  
Report FY2020/21**

NOTICE IS HEREBY GIVEN that the City Council of the City of Cudahy will hold a Public Hearing to consider the Levy of an Assessment on the City's Street Lighting District to fund annual maintenance and repairs for Fiscal Year 2020/21.

The City Council will hold the Public Hearing consistent with the provisions of The Landscaping and Lighting Act of 1972, California Streets and Highways Code §§ 22500, et seq., and City Council Resolution No. 20-23, A Resolution of the City Council of the City of Cudahy Approving the City Engineer's Report and Declaring the Intention of the City Council to Hold a Public Hearing and Levy the Annual Assessment to Maintain the City of Cudahy Street Lighting District, approved by the City Council on July 7, 2020 and accompanies this notice.

All interested parties are invited to attend said hearing and express opinions or submit evidence for or against the proposed Assessment. Any person who wishes to object to the matter should file a written protest with the City Clerk prior to said public hearing at 5220 Santa Ana Street, Cudahy, CA 90201 during normal business hours, 8:00 a.m. 7:00 p.m., Monday-Thursday. For further details contact Engineering Department, at (323) 773-5143.

**REGULAR CITY COUNCIL MEETING**

DATE: August 4, 2020  
TIME: 6:30 P.M., or as soon thereafter as the matter  
can be heard.  
PLACE: City Council Chambers/Bedwell Hall\*  
5240 Santa Ana Street  
Cudahy, CA 90201

\*In light of the Covid-19 pandemic, If the State of California Executive Order No. 29-20 remains in effect at the said date and time, the public hearing will be conducted virtually through Zoom.

The Zoom teleconference/video conference phone number, meeting ID, link, and/or password will be provided on the city council's agenda posted on the city's website, no less than 72 hours before the meeting.

By: Richard Iglesias, Assistant City Clerk  
Posted: Wednesday, July 22, 2020  
Published: Friday, July 24, 2020  
**RESOLUTION NO. 20-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUDAHY APPROVING THE CITY ENGINEER'S REPORT AND DECLARING THE INTENTION OF THE CITY COUNCIL TO HOLD A PUBLIC HEARING AND LEVY THE ANNUAL ASSESSMENT TO MAINTAIN THE CITY OF CUDAHY STREET LIGHTING DISTRICT**

WHEREAS, the City of Cudahy has a Lighting Assessment District formed pursuant to the Landscaping and Lighting Act of 1972, Streets and Highways Code §§ 22500 et seq.; and

WHEREAS, an Engineer's Report is required to be prepared and filed each year outlining the proposed budget and assessment, the proposed improvements to be maintained and the changes to the Assessment District in order to levy and collect assessments on any following fiscal year; and

WHEREAS, the City Council intends to levy and collect assessments from the parcels within the Assessment District during the following Fiscal Year (FY) 2020-21, located within the City of Cudahy; and

WHEREAS, annual levies on the properties within the Assessment District fund the ongoing maintenance of street lights in the City; and

WHEREAS, the amount of the Assessment must be based on an Engineer's Report; and

WHEREAS, the City Engineer has submitted a report for consideration by the City Council; and

WHEREAS, prior to levying an assessment on the properties in the District, the City Council must adopt and publish a resolution of intention to levy the assessment and notice and hold a public hearing on the assessment; and

WHEREAS, this Resolution is adopted pursuant to Section 22624 of the State of California, Streets and Highways Code. **BASED UPON THE ABOVE RECITALS, THE CITY COUNCIL OF THE CITY OF CUDAHY, CALIFORNIA, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

SECTION 1. It is the intent of the City Council of the City of Cudahy to levy and collect assessments within the City of Cudahy Street Lighting District for FY 2020-21. This Resolution No. 20-23, is a resolution of intention, consistent with the provisions of the Landscape and Lighting Act of 1972.

SECTION 2. The Assessment for FY 2020-21 will fund ongoing maintenance of existing improvements to the City's street lights. The existing improvements in the Assessment District consist of street lamps that have been installed City-wide. The planned annual maintenance paid for by this year's assessment includes the day-to-day replacement and repair of damaged street lighting.

SECTION 3. The boundaries of the City of Cudahy Street Lighting District are coterminous with the boundaries of the City,

but do not include any publicly owned parcels.

SECTION 4. The City Council has considered and approved the Report entitled Street Lighting Assessment District Engineering Report FY 2020-21, prepared by Willdan Engineering. The report contains a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the district. The Report is a public record of the City and staff is directed to maintain a copy of the report on file in the Office of the City Clerk.

SECTION 5. The City Council will hold a public hearing to consider the levy of the assessment on or about 6:30 p.m. on July 21, 2020, conducted telephonically and electronically pursuant to the State of California Executive Order No. 29-20.

SECTION 6. Staff is directed to publish notice of the public hearing on or before July 11, 2020. Staff shall publish the notice at least one time in a newspaper of general circulation, and shall post the notice in at least three (3) places in the City.

SECTION 7. Staff is directed to publish a copy of this resolution of intention consistent with the provisions of Streets and Highways Code 22626.

SECTION 8. The Street Lighting Assessment Report provides the basis for the proposed assessment for FY 2020-21. The proposed assessment is \$73,044. The City is using the same methodology to calculate the assessment amount on each parcel in the assessment district as it did in FY 2019-20. Accordingly, No increase or change to the annual assessment rate is proposed for FY 2020-21. The annual assessment amount this FY 2020-21 is \$73,044.

**PASSED, APPROVED AND ADOPTED by the City Council of the City of Cudahy at its regular meeting on this 7th day of July, 2020.**

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS:  
CITY OF CUDAHY )

I, Richard Iglesias, Assistant City Clerk of the City of Cudahy, hereby certify that the foregoing Resolution No. 20-23 was passed and adopted by the City Council of the City of Cudahy, signed by the Mayor and attested by the Assistant City Clerk at a regular meeting of said Council held on the 7th day of July, 2020, and that said Resolution was adopted by the following vote, to-wit:

AYES: Guerrero, Lozoya, Gonzalez, and Alcantar

NOES: None

ABSENT: Garcia

ABSTAIN: None

**Pub July 24, 2020(1t)PT(11399605)**

**Long Beach Press-Telegram**

5225 E. Second St.  
Long Beach, CA 90803  
562-499-1236  
Fax: 562-499-1391  
legals@presstelegram.com

5007693

CITY OF CUDAHY  
5220 SANTA ANA STREET  
BELL, CA 90201

**PROOF OF PUBLICATION  
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA  
County of Los Angeles**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principle clerk of the printer of the Long Beach Press-Telegram, a newspaper of general circulation, printed and published daily in the City of Long Beach, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, on the date of March 21, 1934, Case Number 370512. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**07/24/2020**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Long Beach, LA Co. California,  
this 31th day of July, 2020.



Signature

The Long Beach Press-Telegram, a newspaper of general circulation, is delivered to and available in but not limited to the following cities: Long Beach, Lakewood, Bellflower, Cerritos, Downey, Norwalk, Artesia, Paramount, Wilmington, Compton, South Gate, Los Alamitos, Seal Beach, Cypress, La Palma, Lynwood, San Pedro, Hawaiian Gardens, Huntington Park, La Mirada, Santa Fe Springs, Carson.

(Space below for use of County Clerk Only)

Legal No. **0011399605**

**NOTICE OF PUBLIC HEARING**

**Street Lighting Assessment  
Report FY2020/21**

NOTICE IS HEREBY GIVEN that the City Council of the City of Cudahy will hold a Public Hearing to consider the Levy of an Assessment on the City's Street Lighting District to fund annual maintenance and repairs for Fiscal Year 2020/21.

The City Council will hold the Public Hearing consistent with the provisions of The Landscaping and Lighting Act of 1972, California Streets and Highways Code §§ 22500, et seq., and City Council Resolution No. 20-23, A Resolution of the City Council of the City of Cudahy Approving the City Engineer's Report and Declaring the Intention of the City Council to Hold a Public Hearing and Levy the Annual Assessment to Maintain the City of Cudahy Street Lighting District, approved by the City Council on July 7, 2020 and accompanies this notice.

All interested parties are invited to attend said hearing and express opinions or submit evidence for or against the proposed Assessment. Any person who wishes to object to the matter should file a written protest with the City Clerk prior to said public hearing at 5220 Santa Ana Street, Cudahy, CA 90201 during normal business hours, 8:00 a.m. - 7:00 p.m., Monday-Thursday. For further details contact Engineering Department, at (323) 773-5143.

**REGULAR CITY COUNCIL MEETING**

DATE: August 4, 2020  
TIME: 6:30 P.M., or as soon thereafter as the matter can be heard.  
PLACE: City Council Chambers/Bedwell Hall\*  
5240 Santa Ana Street  
Cudahy, CA 90201

\*In light of the Covid-19 pandemic, If the State of California Executive Order No. 29-20 remains in effect at the said date and time, the public hearing will be conducted virtually through Zoom.

The Zoom teleconference/video conference phone number, meeting ID, link, and/or password will be provided on the city council's agenda posted on the city's website, no less than 72 hours before the meeting.

By: Richard Iglesias, Assistant City Clerk  
Posted: Wednesday, July 22, 2020  
Published: Friday, July 24, 2020

**RESOLUTION NO. 20-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF CUDAHY APPROVING THE CITY  
ENGINEER'S REPORT AND DECLARING THE  
INTENTION OF THE CITY COUNCIL TO HOLD A  
PUBLIC HEARING AND LEVY THE ANNUAL  
ASSESSMENT TO MAINTAIN THE CITY OF CUDAHY  
STREET LIGHTING DISTRICT**

WHEREAS, the City of Cudahy has a Lighting Assessment District formed pursuant to the Landscaping and Lighting Act of 1972, Streets and Highways Code §§ 22500 et seq.; and

WHEREAS, an Engineer's Report is required to be prepared and filed each year outlining the proposed budget and assessment, the proposed improvements to be maintained and the changes to the Assessment District in order to levy and collect assessments on any following fiscal year; and

WHEREAS, the City Council intends to levy and collect assessments from the parcels within the Assessment District during the following Fiscal Year (FY) 2020-21, located within the City of Cudahy; and

WHEREAS, annual levies on the properties within the Assessment District fund the ongoing maintenance of street lights in the City; and

WHEREAS, the amount of the Assessment must be based on an Engineer's Report; and

WHEREAS, the City Engineer has submitted a report for consideration by the City Council; and

WHEREAS, prior to levying an assessment on the properties in the District, the City Council must adopt and publish a resolution of intention to levy the assessment and notice and hold a public hearing on the assessment; and

WHEREAS, this Resolution is adopted pursuant to Section 22624 of the State of California, Streets and Highways Code.

**BASED UPON THE ABOVE RECITALS, THE CITY COUNCIL OF THE CITY OF CUDAHY, CALIFORNIA, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

**SECTION 1.** It is the intent of the City Council of the City of Cudahy to levy and collect assessments within the City of Cudahy Street Lighting District for FY 2020-21. This Resolution No. 20-23, is a resolution of intention, consistent with the provisions of the Landscape and Lighting Act of 1972.

**SECTION 2.** The Assessment for FY 2020-21 will fund ongoing maintenance of existing improvements to the City's street lights. The existing improvements in the Assessment District consist of street lamps that have been installed City-wide. The planned annual maintenance paid for by this year's assessment includes the day-to-day replacement and repair of damaged street lighting.

**SECTION 3.** The boundaries of the City of Cudahy Street Lighting District are coterminous with the boundaries of the City, but do not include any publicly owned parcels.

**SECTION 4.** The City Council has considered and approved the Report entitled Street Lighting Assessment District Engineering Report FY 2020-21, prepared by Willdan Engineering. The report contains a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the district. The Report is a public record of the City and staff is directed to maintain a copy of the report on file in the Office of the City Clerk.

**SECTION 5.** The City Council will hold a public hearing to consider the levy of the assessment on or about 6:30 p.m. on July 21, 2020, conducted telephonically and electronically pursuant to the State of California Executive Order No. 29-20.

**SECTION 6.** Staff is directed to publish notice of the public hearing on or before July 11, 2020. Staff shall publish the notice at least one time in a newspaper of general circulation, and shall post the notice in at least three (3) places in the City.

**SECTION 7.** Staff is directed to publish a copy of this resolution of intention consistent with the provisions of Streets and Highways Code 22626.

**SECTION 8.** The Street Lighting Assessment Report provides the basis for the proposed assessment for FY 2020-21. The proposed assessment is \$73,044. The City is using the same methodology to calculate the assessment amount on each parcel in the assessment district as it did in FY 2019-20. Accordingly, No increase or change to the annual assessment rate is proposed for FY 2020-21. The annual assessment amount this FY 2020-21 is \$73,044.

**PASSED, APPROVED AND ADOPTED by the City Council of the City of Cudahy at its regular meeting on this 7th day of July, 2020.**

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS:  
CITY OF CUDAHY )

I, Richard Iglesias, Assistant City Clerk of the City of Cudahy, hereby certify that the foregoing Resolution No. 20-23 was passed and adopted by the City Council of the City of Cudahy, signed by the Mayor and attested by the Assistant City Clerk at a regular meeting of said Council held on the 7th day of July, 2020, and that said Resolution was adopted by the following vote, to-wit:

**AYES:** Guerrero, Lozoya, Gonzalez, and Alcantar

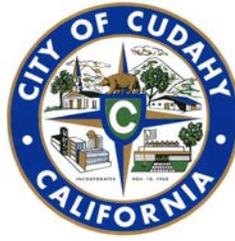
NOES: None

ABSENT: Garcia

ABSTAIN: None

**Pub July 24, 2020(1f)PT(11399605)**

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# Item Number 15A

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## STAFF REPORT

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**Date:** August 4, 2020  
**To:** Honorable Mayor/Chair and City Council/Successor Agency Members  
**From:** Henry Garcia, Interim City Manager/ Executive Director  
By: City Attorney's Office  
**Subject:** **Consideration and Approval of a Letter to Republic Services Terminating the Automatic Renewal for January 1, 2021 thereby Terminating the Entire Agreement on January 1, 2031**

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### **RECOMMENDATION**

The City Council is recommended to approve the attached Letter of Termination for Republic Services (Attachment A) terminating the automatic renewal clause on January 1, 2021 thereby terminating the agreement between the City of Cudahy ("City") and Consolidated Disposal Service ("Republic Services") on January 1, 2031.

### **BACKGROUND/JUSTIFICATION OF RECOMMENDED ACTION:**

In January 2015, the Cudahy City Council ("City Council") passed Resolution 15-04 that prohibits the use of Evergreen clauses in contracts to which the City is a party to (Attachment B). The City Council created an ad hoc committee ("Committee") in an effort to begin negotiations related to the possibility of renegotiating the agreement between the City and Republic Services ("Agreement"). The Committee along with the City Manager, Henry Garcia, William Schoen, a consultant for R3 and legal counsel have drafted the attached letter requesting the termination of the automatic renewal clause while simultaneously opening the door to the possibility of a renegotiating of the Agreement.

**FISCAL IMPACT**

None

**RECOMMENDATION**

Accordingly, the City Council is recommended to approve the attached Letter of Termination terminating the automatic renewal clause on January 1, 2021, thereby terminating the Agreement between the City and Republic Services on January 1, 2031.

**ATTACHMENTS**

- A. Letter of Termination
- B. Resolution 15-04



# CITY OF CUDAHY CALIFORNIA

*Incorporated November 10, 1960*

5220 Santa Ana Street  
Cudahy, California 90201-6024  
(323)773-5143  
Fax: (323) 771-2072

August \_\_\_, 2020

Ms. Shannon Clark  
General Manager  
Republic Services  
2531 E 67<sup>th</sup> Street  
Long Beach, CA 90805

Re: Written Notice of Termination of the Automatic Renewal and Extension Provision

Dear Ms. Clark:

Please accept this letter as the City of Cudahy's ("City") formal Notice to Terminate the Automatic Renewal and Extension Provision of the Agreement for Solid Waste and Recyclable Materials Handling Services between the City and Consolidated Disposal Service ("Agreement").

In January 2015, the Cudahy City Council ("City Council") passed Resolution 15-04 that prohibits the use of Evergreen clauses in contracts to which the City is a party to (Attachment 1). As directed by the City Council at its meeting on August \_\_\_, 2020, pursuant to section 1.4 (Term) of the Agreement, the City wishes to terminate the automatic renewal provision of Agreement with Consolidated Disposal Service ("Republic Services"). This letter constitutes the required written notice of termination effective January 1, 2021. The term of the Agreement will expire on January 1, 2031.

The City welcomes any and all communications from Republic regarding the termination of the automatic renewal provision and any possible negotiations related to the Agreement moving forward. Should there be any additional questions, please feel free to contact Henry Garcia at [hgarcia@cityofcudahyca.gov](mailto:hgarcia@cityofcudahyca.gov).

Sincerely,

**RESOLUTION NO. 15-04**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUDAHY PROHIBITING THE USE OF EVERGREEN CLAUSES IN CONTRACTS TO WHICH THE CITY IS A PARTY**

WHEREAS, California cities have the implied authority to enter into contracts to carry out their necessary functions. *Costa Mesa City Employees' Assn. v. City of Costa Mesa* (2012) 209 Cal.App.4th 298; and

WHEREAS, the City of Cudahy ("City") regularly enters into contracts for the provision of supplies, materials, and services to the City; and

WHEREAS, one of the most basic elements of a contract is its term, which determines how long the contract remains in force; and

WHEREAS, an "evergreen" clause is a provision within a contract that automatically renews the agreement's term and prevents either party from terminating the contract except by breach of the contract; and

WHEREAS, evergreen clauses are disfavored because they: (1) are indefinite in nature, (2) can potentially bind the City contractually to obligations from which it may later seek to avoid or renegotiate, and (3) minimize public transparency as continually renewing contracts may accumulate fees and costs over time without the public's knowledge; and

WHEREAS, contracts with evergreen clauses differ from fixed-term agreements in which both parties are required to affirmatively extend the term of the contract beyond the initial term if they seek the contract to continue; and

WHEREAS, the City Council wishes to prohibit the use of evergreen clauses in contracts to which the City is a party.

BASED UPON THE ABOVE RECITALS, THE CITY COUNCIL OF THE CITY OF CUDAHY, CALIFORNIA, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. The City Council finds that evergreen clauses are adverse to the City's contracting practices and inimical to transparency in public contracting.

SECTION 2. The City Council hereby prohibits the use of evergreen clauses in contracts to which the City is a party and requires that the City only enter into fixed-term agreements in which affirmative City action is required for their renewal.

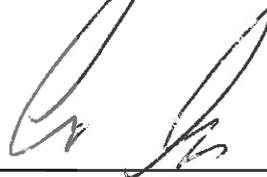
SECTION 3. No earlier than April 1, 2015 and no later than June 31, 2015, City staff must: (1) identify all City contracts containing evergreen clauses; (2) return to the

Council with a list of all existing evergreen contracts that the City is currently a party to; and (3) make a recommendation to the Council as to how to handle such contract(s) going forward.

SECTION 4. If any part of this Resolution, or the application thereof, is held to be invalid, the remainder of this Resolution shall not be affected thereby, and this Resolution shall otherwise continue in full force and effect. To this end, the provisions of this Resolution, and each of them, are severable.

SECTION 5. This Resolution shall take effect immediately upon its adoption by the City Council and the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Cudahy at its regular meeting on this 20<sup>th</sup> day of January, 2015.



Chris Garcia,  
Mayor

ATTEST:

APPROVED AS TO FORM:



Victor Ferrer  
Deputy City Clerk



Isabel Birrueta  
Assistant City Attorney

CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS:  
CITY OF CUDAHY )

I, Victor H. Ferrer, Deputy City Clerk of the City of Cudahy, hereby certify that the foregoing Resolution No.15-04 was passed and adopted by the City Council of the City of Cudahy, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 20<sup>th</sup> day of January, 2015 and that Resolution No. 15-04 was adopted by the following vote, to-wit:

AYES: Council Member(s): Guerrero, Oliva, Vice Mayor  
Markovich and Mayor Garcia

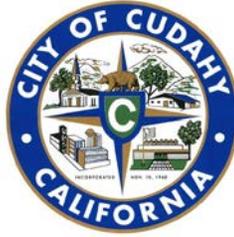
NOES: Council Member(s): Sanchez

ABSTAIN: Council Member(s): None

ABSENT: Council Member(s): None

  
\_\_\_\_\_  
Victor H. Ferrer  
Deputy City Clerk





# Item Number 15B

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## STAFF REPORT

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**Date:** August 4, 2020  
**To:** Honorable Mayor/Chair and City Council/Agency Members  
**From:** Henry Garcia, Interim City Manager/Executive Director  
By: Richard Iglesias, Assistant City Clerk  
**Subject:** **Consideration to Appoint Board Members to City Commissions**

---

### **RECOMMENDATION**

The City Council is requested to:

1. Consider Re-appointing Board Members to the following City Commissions: Parks and Recreation Commission; Public Safety Commission; Planning Commission; and Aging and Senior Citizens Commission;
2. Review and appoint commission applicants to the Parks and Recreation Commission; Public Safety Commission; Planning Commission; and Aging and Senior Citizens Commission; and
3. Provide staff with direction regarding any changes to the City's Commission Board Member appointments.

### **BACKGROUND AND ANALYSIS**

Below is an update on the status of each City Commission, and a summary of their role:

- Parks and Recreation Commission: One Unfilled Vacancy, Two Expired Terms (two-year terms)

This Commission serves in advisory capacity to the City Council on the acquisition, use, maintenance, and operation of parks, playgrounds and other public recreational facilities, and to the maintenance of a planned program of public recreation for the citizens of Cudahy. This Commission meets on the fourth Tuesday each month at 6:00 p.m.;

- Aging and Senior Citizens Commission: One Unfilled Vacancy, and One Expired Term (two-year terms)

This Commission serves in an advisory capacity to the City Council on matters and means to enhance the health and quality of seniors in the community; provide advice based on input received to improve the programs, policies and services. This Commission meets on the second Monday each month at 2:00 p.m.;

- Public Safety Commission: One Unfilled Vacancy, and One Expired Term (two-year terms)

This Commission serves in an advisory capacity to the City Council on planning and preparation for a program of civil defense and disaster; problems of traffic safety as related to traffic and pedestrian control; and adequacy police, fire and health services. This Commission meets on the second Tuesday of each month at 5:00 p.m.; and

- Planning Commission: One Unfilled Vacancy (two-year terms)

This Commission serves in advisory capacity to the City Council on land-use policy planning matters which guide the future growth, development, and beautification of the City, including public and private buildings and works, subdivisions, streets, parks and playgrounds and unimproved real property. This Commission meets on the third Monday of each month at 6:30 p.m.

## **CONCLUSION**

Currently the City has vacancies and sitting Board Members whose terms have expired on April 30, 2020, on the Aging and Senior Citizens Commission, Parks and Recreation Commission, and Public Safety Commission.

The City Council is requested to consider re-appointing sitting Board Members; review all Board Member appointments, and provide staff with the appropriate direction.

**FINANCIAL IMPACT**

There is no fiscal impact in the review and selection of commission appointees.

**ATTACHMENT**

- A. List of City Commission Vacancies and Expired Terms
- B. Applications for City Commissions

## List of City Commissions

## Parks and Recreation Commission (one vacancy, and two expired terms)

	<b>*Expired term as of 4/30/20</b>	<b>2-year term* (4/30/19 - 4/30/21)</b>	<b>2-year term** (4/30/18 - 4/30/20)</b>
1.	Vacant	X	
2.	Susie De Santiago	X	
3.	Edin Enamorado	X	
4.	Tevina Quintana		X
5.	David Rodriguez		X

## Aging and Senior Citizens Commission (one vacancy, and one expired term)

	<b>*Expired term as of 4/30/20</b>	<b>2-year term* (4/30/19 - 4/30/21)</b>	<b>2-year term** (4/30/18 - 4/30/20)</b>
1.	Cecilio Cruz	X	
2.	Patricia Covarrubias	X	
3.	Maria Jimenez	X	
4.	Frank Gurule		X
5.	Vacant		X

## Public Safety Commission (one vacancy, and one expired term)

	<b>*Expired term as of 4/30/20</b>	<b>2-year term* (4/30/19 - 4/30/21)</b>	<b>2-year term** (4/30/18 - 4/30/20)</b>
1.	Emanuel Cruz	X	
2.	Diana Vera	X	
3.	Gustavo Mendez	X	
4.	Enrique Cardonne		X
5.	Vacant		X

## Planning Commission (one vacancy)

	<b>*Expired term as of 4/30/20</b>	<b>2-year term* (4/30/19 - 4/30/21)</b>	<b>2-year term** (4/30/18 - 4/30/20)</b>
1.	Patricia Covarrubias	X	
2.	Gustavo Mendez	X	

3.	Vacant	X	
4.	Richard Corvera-Hernandez		X
5.	Gilbert Cuevas		X

# **AGING AND SENIOR CITIZEN COMMISSION**



RECEIVED  
CITY OF CUDAHY

2020 JUL 29 PM 4:20

CITY CLERK'S

# APPLICATION FOR COMMISSIONS

City of Cudahy  
City Clerk's Office  
5220 Santa Ana Street, Cudahy, California 90201  
(323) 773-5143

### Instructions (Please Type or Print Clearly)

All requested information must be furnished on the application itself. Resumes, attachments and other supporting documentation may be included but cannot be substituted for an application form. It is important that you answer all questions on your application fully and accurately. If additional space is needed to answer questions, attach additional sheets.

**Applications received after the deadline will not be considered.**

### Information Sheet

1. Commission being applied for:

- Planning Commission
- Public Safety Commission

- Parks and Recreation Commission
- Aging and Senior Citizens Commission

2. Name: Corneje Isaias Gonzalez  
 (Last) (First) (Middle)  
 Address: CUDAHY CA Zip: 90201  
 Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

Have you ever been convicted of a crime? If Yes, please explain  Yes  No  
 Are you a registered voter within the City of Cudahy?  Yes  No  
 How long have you lived within the incorporated city limits of the City of Cudahy? 43 YEARS  
 Have you ever been a member of any Commission, or employed by the City of Cudahy? If Yes, in what capacity? SENIOR CITIZEN COMM.  Yes  No

3. Occupation and Place of Employment:

4. List Community Organizations or professional groups in which you hold active membership(s):  
KNIGHT-OF-COLUMBUS, CHURCH OF "SAGRADO CORAZON DE JESUS"

5. List positions of responsibility held in any of the above organizations:  
HEAD COORDINATOR FOR BOTH NEXT TO HEAD PASTER.

6. Please state your reasons as to why your background and/or experience makes you a suitable candidate for appointment to his position:  
I HAVE SERVED IN THE PAST AS CITIZEN COMM. IN THE PAST. I KNOW WHATS EXPECTED

7. Please state the reasons you are interested in filling this vacancy: I LOVE MY CITY OF CUDAHY AND ITS CITIZENS AND FEEL I COULD CONTRIBUTE AT A PERSONAL LEVEL



# **PARKS AND RECREATION COMMISSION**



I have been a resident of Cudahy for 20 years and I consider this city my home I want to make this city safe and health for all people. My priority is the health of my community. I understand we live in uncertain times when it comes to health care access. Consistently the elderly population falls into the group of individuals most vulnerable. If there is any way I can help eliminate health care disparities among the elderly of the community I want to be a part of it.

8. Please briefly express your views regarding current and future development in Cudahy:

I have always felt Cudahy has been on the verge of change, but it has not been able to find the catalyst to ignite it. Cudahy has so much potential. This city is small enough to be able to initiate small programs and the impact would be felt. I believe current leadership is trying to get Cudahy to a better place.

9. References

- |    |                                |           |     |       |
|----|--------------------------------|-----------|-----|-------|
| 1. | Marianne Gutierrez, MSN, cPh.D | Home No.: | ( ) | _____ |
|    | Name                           | Cell No.: | ( ) | _____ |
| 2. | Alexander Molina, MPH          | Home No.: | ( ) | _____ |
|    | Name                           | Cell No.: | ( ) | _____ |
| 3. | Christine Chandler, DNP        | Home No.: | ( ) | _____ |
|    | Name                           | Cell No.: | ( ) | _____ |

\*Letters of Recommendation may be attached to application, but cannot be substituted in lieu of the requested references name and contact information.

10. In compliance with state law, City Council members are required to file a Statement of Economic Interests upon appointment to office, and annually thereafter. Applicants are advised that if appointed they will be required to make information available as to any potential conflict of interest arising from their business or affiliations where that affiliation or business may be doing business with the City of Cudahy, or the decisions taken by the City of Cudahy may influence that business or affiliation.
11. I, the undersigned, certify that the above information is true and correct and that I am sincerely interested in serving in this position for the City of Cudahy and, if appointed, will be available for evening meetings as may be required.

\_\_\_\_\_ 07/23/2020  
 Applicant's Signature Date

Completed applications should be returned to the City Clerk's Office, 5220 Santa Ana Street, Cudahy, CA 90201.

<b>FOR INTERNAL USE ONLY</b>	
Received By: _____	
Meets Minimum Requirements	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Registered Voter	
<input type="checkbox"/> Resident of the City of Cudahy	
Reviewed by: _____	Date: _____
Notes: _____	
_____	
_____	
_____	

# Yajaira Gomez, RN, BSN, PHN

Spanish speaker

## EDUCATION

- Charles Drew University. Bachelors in Nursing, 2018
- Los Angeles Trade Technical College. Associate of Nursing, 2016
- California State University, Los Angeles. Bachelors in Social Work, 2006

## CERTIFICATIONS

- WEB WOC Nursing Education Program
  - Currently in Wound and Ostomy certification program
- BLS. Expires: August, 2020
- ACLS. Expires: August, 2020
- PALS. Expires: August, 2020

## PROFESSIONAL EXPERIENCE

09/2019 – current. Department of Public Health – Maxim Health

Telephonic COVID-19 Lead Triage RN:

- Triages incoming patient and provider calls, assessing the caller's needs and symptoms, providing appropriate clinical and administrative advice, and following appropriate clinical protocols.

Student Wellbeing Center RN:

- Provide youth-focused preventive health care services within school based wellness centers.
- Sexual Health services, including over the counter contraceptives, testing and treatment for sexually transmitted infection.
- Collaboration with Substance Abuse Prevention and Control and Planned Parenthood team for student centered care.

10/2017 – current. Rancho Los Amigos National Rehabilitation Center – Medical Surgical - Registered Nurse

- Provide professional nursing care which includes: assessing, planning, implementing, and evaluation of care.
- Assumed charge nurse duties and serve as charge nurse as assigned.
- Comprehensive skin assessment and wound evaluation.
- Specialized dressing changes, wound cleaning and therapy application.
- Extensive patient education regarding wound healing, skin management and infection prevention.

10/2018 – 06/2019. St. Francis Medical Center – Medical Surgical - Registered Nurse

- Collected, critically analyzed, and interpreted patient's health care data and information
- Developed patient care and treatment plans including assessment, evaluation, and nursing diagnoses.
- Managed patient emergencies promptly informing physicians of any vital changes in the statuses of patients and documenting information.
- Collaborated with interdisciplinary team including: physicians, physicians' assistants, nurse practitioners, physical therapists, dieticians, occupational therapists, pharmacists, pastoral care and social workers to provide patient care.
- Employee of the month and daisy award nominee.

05/2017 – 8/2017. Hollywood Presbyterian Medical Center – Labor and Delivery Nurse

- Utilization fetal and maternal monitoring equipment
- Management of pain including epidural and patient-controlled analgesia
- Assisted physician during delivery, treatment, examination and surgical procedures.
- OB Triage, circulating and recovery

9/2010 - 11/2014. LA County Division of HIV and STD Programs - Research Assistant

- Conducted research study interviews and administer informed consent.
- Performed statistical analysis and manipulation of project data using SAS.
- Created the operations Manual used by DHSP and GLC team.
- Conducted screening, baseline and follow-up interviews using standardized questionnaires.
- Conducted HIV testing, pre and post-HIV test counseling, and risk reduction education.
- Participated in data collection training and on-going efforts to ensure data integrity.
- National HIV Behavioral Surveillance system

2/2007 - 10/2009. AIDS Service Center

Treatment Educator

- Conducted individual assessments of clients' HIV knowledge and health literacy.
- Curriculum and educational material development.
- Assessed clients' barriers to medication adherence and review medication regimens.
- Facilitator of on-going support groups, Mujeres Positivas and Hermanos Unidos.

General Case Manager

- Liaison for AIDS Service Center, providing case management services to clients at the Andrew Escajeda Clinic.
- Assessed each client's current situation and needs, in order to provided referrals for medical and social services.
- Reassessed and revised plan of care in collaboration with other members of the health care team as goals were met.

7/2006 - 12/2006. Altamed Health Services - HIV Prevention Specialist

- HIV risk reduction counseling specifically geared to youth and women.
- Preventive and harm reduction counseling regarding sexual, needle using behavior, alcohol, and drug use.
- Networked with local community organizations to provide HIV prevention educational services.



8. Please briefly express your views regarding current and future development in Cudahy:

Cudahy may be a small city in terms of physical space which allows for a great opportunity to reach many of our residents. I also understand the the money coming in to Cudahy through taxes is not a lot, but I feel our small size can be the perfect city to create partnerships with different organizations to develop the programming for our community

9. References

- 1. Antonio Buenabad Home No.: ( ) \_\_\_\_\_  
Name Cell No.: ( ) \_\_\_\_\_
- 2. Melissa Meza Home No.: ( ) \_\_\_\_\_  
Name Cell No.: ( ) \_\_\_\_\_
- 3. Cesar Quezada Home No.: ( ) \_\_\_\_\_  
Name Cell No.: ( ) \_\_\_\_\_

\*Letters of Recommendation may be attached to application, but cannot be substituted in lieu of the requested references name and contact information.

10. In compliance with state law, City Council members are required to file a Statement of Economic Interests upon appointment to office, and annually thereafter. Applicants are advised that if appointed they will be required to make information available as to any potential conflict of interest arising from their business or affiliations where that affiliation or business may be doing business with the City of Cudahy, or the decisions taken by the City of Cudahy may influence that business or affiliation.

11. I, the undersigned, certify that the above information is true and correct and that I am sincerely interested in serving in this position for the City of Cudahy and, if appointed, will be available for evening meetings as may be required.

7/29/2020

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

Completed applications should be returned to the City Clerk's Office, 5220 Santa Ana Street, Cudahy, CA 90201.

FOR INTERNAL USE ONLY	
Received By: _____	
Meets Minimum Requirements <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Registered Voter <input type="checkbox"/> Resident of the City of Cudahy	
Reviewed by: _____	Date: _____
Notes: _____ _____ _____ _____	

# **PLANNING COMMISSION**



RECEIVED  
CITY OF CUDAHY  
2020 JUL 30 PM 12:19  
CITY CLERK'S

# APPLICATION FOR COMMISSIONS

City of Cudahy  
City Clerk's Office  
5220 Santa Ana Street, Cudahy, California 90201  
(323) 773-5143

### Instructions (Please Type or Print Clearly)

All requested information must be furnished on the application itself. Resumes, attachments and other supporting documentation may be included but cannot be substituted for an application form. It is important that you answer all questions on your application fully and accurately. If additional space is needed to answer questions, attach additional sheets.

**Applications received after the deadline will not be considered.**

### Information Sheet

1. Commission being applied for:

- Planning Commission
- Public Safety Commission

- Parks and Recreation Commission
- Aging and Senior Citizens Commission

2. Name: DIMENEZ

MARIA 6  
(Middle)

Address:

Home Phone:

Email:

Business Phone: \_\_\_\_\_ Zip: 90201

Have you ever been convicted of a crime? If Yes, please explain

Yes  No

Are you a registered voter within the City of Cudahy?

Yes  No

How long have you lived within the incorporated city limits of the City of Cudahy?

8 years

Have you ever been a member of any Commission, or employed by the City of Cudahy? If Yes, in what capacity?

Yes  No

Senior Commission

3. Occupation and Place of Employment:

Wells Fargo Bank

4. List Community Organizations or professional groups in which you hold active membership(s):

Activist on Unidos por Cudahy

5. List positions of responsibility held in any of the above organizations:

Member / Activist

6. Please state your reasons as to why your background and/or experience makes you a suitable candidate for appointment to his position:

Because I would like to be part of the decisions taken for the city & I want my city to be better.

7. Please state the reasons you are interested in filling this vacancy:

Wellness of my city

8. Please briefly express your views regarding current and future development in Cudahy:

9. References

- 1. PATRICIA COMMUNIAS Home No.: ( ) \_\_\_\_\_  
Name Cell No.: \_\_\_\_\_
- 2. JACK GVERNARO Home No.: ( ) \_\_\_\_\_  
Name Cell No.: \_\_\_\_\_
- 3. PAMELA MUNGUILLA Home No.: ( ) \_\_\_\_\_  
Name Cell No.: \_\_\_\_\_

\*Letters of Recommendation may be attached to application, but cannot be substituted in lieu of the requested references name and contact information.

10. In accordance with the Political Reform Act, Planning Commissioners are required to file a Statement of Economic Interests upon appointment to office, and annually thereafter. Applicants are advised that if appointed they will be required to make information available as to any potential conflict of interest arising from their business or affiliations where that affiliation or business may be doing business with the City of Cudahy, or the decisions taken by the City of Cudahy may influence that business or affiliation.

11. I, the undersigned, certify that the above information is true and correct and that I am sincerely interested in serving in this position for the City of Cudahy and, if appointed, will be available for evening meetings as may be required.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
7/30/20  
Date

Completed applications should be returned to the City Clerk's Office, 5220 Santa Ana Street, Cudahy, CA 90201.

FOR INTERNAL USE ONLY	
Received By: _____	
Meets Minimum Requirements	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Registered Voter	
<input type="checkbox"/> Resident of the City of Cudahy	
Reviewed by: _____	Date: _____
Notes: _____	
_____	
_____	
_____	



CLERK'S TIME STAMP

RECEIVED  
CITY OF CUDAHY

2020 JUL 30 PM 1:47

CITY CLERK'S

# APPLICATION FOR COMMISSIONS

City of Cudahy  
City Clerk's Office  
5220 Santa Ana Street, Cudahy, California 90201  
(323) 773-5143

### Instructions (Please Type or Print Clearly)

All requested information must be furnished on the application itself. Resumes, attachments and other supporting documentation may be included but cannot be substituted for an application form. It is important that you answer all questions on your application fully and accurately. If additional space is needed to answer questions, attach additional sheets.

**Applications received after the deadline will not be considered.**

### Information Sheet

1. Commission being applied for:

Planning Commission  
Public Safety Commission

Parks and Recreation Commission  
Aging and Senior Citizens Commission

2. Name: Lomeli, Daisy  
(Last) (First) (Middle)  
Address: Cudahy, CA Zip: 90201  
Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Have you ever been convicted of a crime? If Yes, please explain

Yes  No

Are you a registered voter within the City of Cudahy?

Yes  No

How long have you lived within the incorporated city limits of the City of Cudahy?

approx. 30 years

Have you ever been a member of any Commission, or employed by the City of Cudahy? If Yes, in what capacity?

Yes  No

3. Occupation and Place of Employment:

Teacher within LAUSD

4. List Community Organizations or professional groups in which you hold active membership(s):

Association of Raza Educators - Los Angeles

5. List positions of responsibility held in any of the above organizations:

N/A

6. Please state your reasons as to why your background and/or experience makes you a suitable candidate for appointment to his position:

My background as a teacher and community advocate make me a suitable candidate for appointment to this position because I have the organizational and communication skills necessary to fulfill the needs of the position.

7. Please state the reasons you are interested in filling this vacancy:

I am interested in filling this vacancy because I would like to have a central role in the city's planning process. I am eager to contribute to a team dedicated to giving recommendations on issues regarding community development.

8. Please briefly express your views regarding current and future development in Cudahy:  
 Being in the heart of Southeast LA, there is so much potential for our city to grow in a way that will serve the needs of our specific community.

9. References

- |    |                    |                     |
|----|--------------------|---------------------|
| 1. | Javier San Roman   | Home No.: ( ) _____ |
|    | Name               | Cell No.: _____     |
| 2. | Elizabeth Alcantar | Home No.: ( ) _____ |
|    | Name               | Cell No.: _____     |
| 3. | _____              | Home No.: ( ) _____ |
|    | Name               | Cell No.: ( ) _____ |

\*Letters of Recommendation may be attached to application, but cannot be substituted in lieu of the requested references name and contact information.

10. In accordance with the Political Reform Act, Planning Commissioners are required to file a Statement of Economic Interests upon appointment to office, and annually thereafter. Applicants are advised that if appointed they will be required to make information available as to any potential conflict of interest arising from their business or affiliations where that affiliation or business may be doing business with the City of Cudahy, or the decisions taken by the City of Cudahy may influence that business or affiliation.

11. I, the undersigned, certify that the above information is true and correct and that I am sincerely interested in serving in this position for the City of Cudahy and, if appointed, will be available for evening meetings as may be required.

\_\_\_\_\_  
 Applicant's Signature

07/30/2020

\_\_\_\_\_  
 Date

Completed applications should be returned to the City Clerk's Office, 5220 Santa Ana Street, Cudahy, CA 90201.

FOR INTERNAL USE ONLY

Received By: \_\_\_\_\_

Meets Minimum Requirements

Yes  No

Registered Voter

Resident of the City of Cudahy

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# **PUBLIC SAFETY COMMISSION**



CLERK'S TIME STAMP  
 RECEIVED  
 CITY OF CUDAHY  
 2020 JUL 30 PM 12:19  
 CITY CLERK'S

## APPLICATION FOR COMMISSIONS

City of Cudahy  
 City Clerk's Office  
 5220 Santa Ana Street, Cudahy, California 90201  
 (323) 773-5143

### Instructions (Please Type or Print Clearly)

All requested information must be furnished on the application itself. Resumes, attachments and other supporting documentation may be included but cannot be substituted for an application form. It is important that you answer all questions on your application fully and accurately. If additional space is needed to answer questions, attach additional sheets.

**Applications received after the deadline will not be considered.**

### Information Sheet

1. Commission being applied for:

- |  |   |
|--|---|
| <input type="checkbox"/> Planning Commission                 | <input type="checkbox"/> Parks and Recreation Commission      |
| <input checked="" type="checkbox"/> Public Safety Commission | <input type="checkbox"/> Aging and Senior Citizens Commission |

2. Name: Hernandez Santiago Nayeli Lizbeth  
(Last) (First) (Middle)  
 Address: Cudahy, CA Zip: 90201  
 Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

Have you ever been convicted of a crime? If Yes, please explain  Yes  No  
 Are you a registered voter within the City of Cudahy?  Yes  No  
 How long have you lived within the incorporated city limits of the City of Cudahy? 2 years  
 Have you ever been a member of any Commission, or employed by the City of Cudahy? If Yes, in what capacity?  Yes  No

3. Occupation and Place of Employment:

Aircraft Detailer at Long Beach Airport

4. List Community Organizations or professional groups in which you hold active membership(s):

- 1) National Association of Social Worker (NASW)
- 2) Coalition for Humane Immigrant Rights (CHIRLA)

5. List positions of responsibility held in any of the above organizations:  
Please see the attached document for more details.

6. Please state your reasons as to why your background and/or experience makes you a suitable candidate for appointment to his position:

Please see the attached document for more details.

7. Please state the reasons you are interested in filling this vacancy:

Please see the attached document for more details.

8. Please briefly express your views regarding current and future development in Cudahy:

*Please see the attached document for details.*

9. References

- 1. Paul Vu Home No.: ( ) \_\_\_\_\_  
Name Cell No.: \_\_\_\_\_
- 2. Nicole Vazquez Home No.: ( ) \_\_\_\_\_  
Name Cell No.: \_\_\_\_\_
- 3. Kevin Rodriguez Home No.: ( ) \_\_\_\_\_  
Name Cell No.: \_\_\_\_\_

\*Letters of Recommendation may be attached to application, but cannot be substituted in lieu of the requested references name and contact information.

10. In compliance with state law, City Council members are required to file a Statement of Economic Interests upon appointment to office, and annually thereafter. Applicants are advised that if appointed they will be required to make information available as to any potential conflict of interest arising from their business or affiliations where that affiliation or business may be doing business with the City of Cudahy, or the decisions taken by the City of Cudahy may influence that business or affiliation.

11. I, the undersigned, certify that the above information is true and correct and that I am sincerely interested in serving in this position for the City of Cudahy and, if appointed, will be available for evening meetings as may be required.

\_\_\_\_\_ Applicant's Signature 7/30/2020 Date

Completed applications should be returned to the City Clerk's Office, 5220 Santa Ana Street, Cudahy, CA 90201.

FOR INTERNAL USE ONLY

Received By: \_\_\_\_\_

Meets Minimum Requirements

Yes  No

Registered Voter

Resident of the City of Cudahy

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. List positions of responsibility held in any of the above organizations:**

National Association of Social Workers (NASW):

- As a member of NASW, my primary responsibilities were to attend the Social Action Rally and Legislative appointments at the State Capitol.
- At Legislative Lobby Days 2019, I learned about legislation that affects social workers and the various populations they serve.
- Advocated for AB 163 (Garcia) Detention Facilities: Undocumented Children and SB 568 (Portantino) Reducing Homelessness Among California's College Students on behalf of NASW.
- I Met with legislators and their staff to discuss areas of immigration, homelessness, and healthcare.

**6. Please state your reasons as to why your background and/or experience makes you a suitable candidate for appointment to this position:**

I have lived in the City of Cudahy for two years. For several years, I have been a life-long resident of the Southeast region in cities such as Lynwood and South Gate. My commitment to serving the City of Cudahy is to represent constituents at the local level by holding public meetings to discuss the general concerns and policy issues related to public safety. Additionally, coordinate public safety activities (emergency and disaster planning) and promote services for the interest of community members.

As a former Event Coordinator for the Graduate Association of Social Work (GASW) at California State University, Dominguez Hills, through a collaborative approach, my responsibilities involved consulting, planning, and coordinating events such as fundraisers, social gatherings, donation drives, and information booth of Los Angeles County's Vote Centers including the importance of voting and filling out the Census 2020. I collaborated with other social workers to create a list of community resources for vulnerable groups during our recent global pandemic, COVID-19. I have also volunteered my time packaging emergency kits for individuals and families in need of food at LA Food Bank in the city of Commerce. Fostering the same approach, I can collaborate with representatives of other authorities and departments on matters about public safety.

As a graduate student at CSUDH, I participated in community advocacy with a focus on raising awareness of immigration issues and supporting undocumented immigrant students on campus. My responsibilities were gathering and analyzing data to dispel myths about immigrants, inform of the immigration policies and process, and various contributions this population serves in our society overall. I also participated in community outreach to distribute "Know Your Rights" cards and inform the campus community of resources available on campus geared towards undocumented students.

As a former school-based social worker with the Los Angeles Unified School District (LAUSD), I cooperated with teachers providing mental health consultations to develop strategies for classroom management and monitor students' positive behavioral support. I have worked effectively with students, parents, community representatives, and District personnel. I attended several training meetings (Threat Assessment and Management and Eliminating Hostile Environments) to adhere to laws and district policy. I promoted and maintained a safe and healthy learning environment for students, staff, and parents daily.

Through my experience in assisting the homeless and low-income population, my duty has been directing individuals and families to the appropriate service such as government assistance program information, food pantry services, and homeless shelters. By identifying the needs in the city of Cudahy, I believe that empowering diverse communities and being resourceful to its members is one of many ways we can strengthen communities. Both my educational background and experience make me a suitable candidate for the Public Safety Commissioner.

**7. Please state the reasons you are interested in filling this vacancy:**

As a cisgender woman of color and Mexican American, I aspire to serve my community at the local level and collectively work for a positive impact in my community. I earned my BA in Sociology and master's in social work at California State University, Dominguez Hills. With a background in sociology, I combine my passions for research on social issues and social justice in social work practice. As a social worker, understanding systems of oppression through race, class, and gender, help me understand the injustice of low-income, LGBT, homeless and immigrant populations and their experiences of discrimination. We live in a society that does not favor people of color, and our systemic, institutional, and governmental laws continue to marginalize people of color, ethnic, and multicultural backgrounds. Through my work in research of LGBT Homeless Youth victims of Commercial Sexual Exploited Children (CSEC) and Sex Trafficking, and lobby experience for college homeless youth and children in detention centers, I stand for advocating social justice and racial equity.

I am confident that as a professional in the field of social work, I can be responsive to constituents' needs and challenges and represent the community to other levels of government. I focus on values such as service, integrity, the importance of human relationships, and social justice by striving to ensure access to needed information, services, and resources to, particularly vulnerable populations. Service means to aid and enhance the wellbeing of individuals, family, and community not just their physical or mental wellbeing, but their social and economic wellbeing, but also promoting equality and diversity in our society. My efforts as a professional are to strive to ensure safety, equity, and justice to diverse communities regardless of skin color, gender, class, immigration status, and other factors.

**8. Please briefly express your views regarding the current and future development in Cudahy:**

The City of Cudahy is a majority of Hispanic and Latino residents. Under our current administration, especially during a pandemic, it is central to prioritize the health and safety of residents of Cudahy. Residents from all ethnic backgrounds require various levels of support (local, state, and federal). Unfortunately, there was no federal COVID-19 relief for many of California's undocumented workers and mixed-status families. As a result, many individuals, children, and families require continuous state and local support such as multiple free COVID-19 testing sites, food distribution, safety when encountering law enforcement. Similarly, providing support to all residents who are renters, homeowners, and business owners and street vendors. I admire the actions of Cudahy City Council have taken from keeping city facilities and parks closed to reduce the spread of the pandemic and protect the community, to revising the city's budget with a decrease in the Sheriff policing budget for investment in the community. I also admire Southeast Los Angeles nonprofit organizations who have coordinated and organized caravans to encourage many residents to participate in the 2020 Census.

Given the current climate as it pertains to the current pandemic, there is uncertainty as to when states and cities will fully open. In the event of continued social distancing, there will be a need to support both individuals and families to navigate through virtual social engagement and apply social distancing measures as needed. The City of Cudahy must continue to collaborate with neighboring cities and organizations to support residents and prioritize the needs of the community to help bridge current gaps due to COVID-19 regulations. The community can benefit from invitations to attend free virtual community workshops and identify their needs through short online and mail-in surveys. As a Public Safety Commissioner, I intend to explore new initiatives to expand or improve public safety services. Similarly, enhancing local services for our LGBTQ+ and undocumented immigrant populations, inform and encourage civic participation from community members, amplify multicultural arts performances, and cultivate more green space in the community.

# Nayeli Hernandez

Cudahy, CA •

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## **Summary of Qualifications**

- Conduct asset mapping and individual needs assessments to connect clients to non-legal supportive services and community resources
- Adept at developing mutually agreed-on intervention goals and objectives based on the critical assessment of strengths, needs, and challenges within clients and constituencies
- Adapts treatment and prevention models relevant to target populations
- Use empathy, reflection, and interpersonal skills to effectively engage diverse clients and constituencies
- Ability to apply multidisciplinary theoretical frameworks, including Critical Race Theory in interventions with various populations, employing self-critique.
- Skilled at fostering a collaborative approach to gain inter-professional partnerships across organizations and within communities
- Proven experience in taking initiative in identifying and providing effective responses for areas of growth within systems and organizations

## **Education**

**California State University Dominguez Hills**, Carson, CA May 2020  
Master of Social Work (MSW)

**California State University Dominguez Hills**, Carson, CA June 2017  
Bachelor of Arts, Sociology

**Los Angeles Southwest College**, Los Angeles, CA June 2015  
Associate in Arts, Sociology

## **Experience**

**LAUSD School Mental Health** Huntington Park High School, CA 08/19 – 05/20

### ***Psychiatric Social Work Intern***

- Managed a caseload of at-risk students to develop and meet objectives that addressed mental health concerns, behavioral and attendance issues.
- Created educational brochures on mental health and wellness, and mental health conditions to raise awareness among students and parents.
- Completed intake and psycho-social assessments for students interested in receiving mental health services.
- Utilized electronic health records using Welligent software to ensure accurate case notes and maintained confidential client files.
- Facilitated Families Overcoming Under Stress (FOCUS) curriculum for targeted classrooms on topics that promote wellness and resilience, positive social skills and conflict resolution.
- Collaborated with teachers providing mental health consultation for behavioral support and classroom management.
- Conducted psycho-educational parent workshops in collaboration with Parent Center to support socio-emotional development (e.g. relationship building, grief & loss, suicide prevention, etc.)
- Identified topics, coordinated, and led activities for school wide campaign for students (Teen Dating Violence, Healthy Relationships, Mental Health Awareness etc.)

N. Hernandez, 1

**LAUSD School Mental Health Southeast Middle School, Southgate, CA** 08/19 – 05/20  
***Psychiatric Social Work Intern***

- Conducted individual sessions with student clients, which included psychoeducation on anger management, and addressing home environment concerns.
- Created and facilitated small group counseling sessions for targeted students on anxiety, coping skills for relaxation and stress management using person-centered, CBT and psychodynamic approaches.
- Provided community referrals, linkages, and collaborations with District and community resources to address student and family needs.
- Assisted in crisis intervention services (suicide and threat assessments, safety planning) and parent support meetings.
- Participated in Parent/Family Counseling: Met with parents to address their child's wellbeing and provide support and resources as needed.
- Supported school-wide Anti-Bullying Campaign (Kindness Week, Cyberbullying/Sexting Campaign, Internet Safety) for grades 6-8.

**A Community of Friends (ACOF), Boyle Heights, CA** 08/18 – 05/19  
***MSW Intern – Case Manager***

- Applied a strengths-based approach to manage a caseload in a supportive housing facility with former homeless individuals living with mental illness.
- Provided comprehensive case management services such as intake, assessment, goal setting, counseling or intervention as required.
- Assisted tenants in gaining independence by co-facilitating a Spanish-speaking life skills group, which included topics such as financial management, job searching and personal hygiene.
- Linked clients to substance abuse programs, mental health therapy, and other supportive services.
- Recorded clients' progress, charting referrals and scheduled wellness home visits.
- Present tenant case reviews to the Tenant Services Supervisor on a bi-weekly basis.

**St. Margaret's Center/Catholic Charities of Los Angeles, Inc. Inglewood, CA** 09/17 – 06/18  
***Intake Clerk Intern***

- Conducted client intake assessment process, interviews, and obtained demographic information and personal history for program and public assistance eligibility requirements.
- Translated relevant forms for specialized programs from English to Spanish.
- Performed data entry functions for initial enrollment, changes, and updates for clients using Clarity Human Services HMIS software.
- Made approximately 100 sack lunches for homeless individuals and distributed groceries to families in the food pantry on scheduled days.

**LA County Department of Public Social Services, Cudahy, CA** 07/16 – 08/16  
***Eligibility Clerk Intern***

- Collected and verified completed application forms for CalWORKs, Cal Fresh, and Medi-Cal.
- Scanned and made copies of required documents to determine recipients' program eligibility.
- Provided information and responded to recipients' questions regarding applications and benefits.

**LAUSD 118th Street Elementary School, Los Angeles, CA** 01/15 – 08/18  
***Paraprofessional***

- Assisted teachers in implementing lesson plans including activities for assigned student or a group of students, checked accuracy of work, and presented additional coursework as directed by

N. Hernandez, 2

a teacher.

- Supported teachers, school administrator and staff with maintaining control of assigned classes to ensure a suitable learning environment, both in classes and on school grounds.
- Tutored individual and small groups for grades K-5 to reinforce progress in learning activities.
- Acted as an interpreter between/for teachers and parents of English Language Development (ELD) students during parent-teacher conferences.
- Volunteered extra time to perform clerical and receptionist duties, including interacting with students and parents.

### **Certifications & Trainings**

First Aid CPR AED	09/19 – 09/21
Mental Health First Aid USA	02/19 – 02/22
Youth Mental Health First Aid USA	05/19 – 05/22
Cognitive Behavioral Intervention for Trauma in Schools	12/19
Psychological First Aid Online	12/19
Community Violence and Trauma: Supporting Youth and Building Resilience	01/20
Child Abuse & Neglect During COVID-19	04/20
Tending to Racial Trauma During Crisis: Culturally Responsive Care	05/20
Supporting Asian Communities	

### **Professional Affiliations**

National Association of Social Workers (NASW)	01/20 – Present
Events Coordinator, Graduate Association of Social Work (GASW)	06/19 – 05/20



July 24, 2020

City of Cudahy  
City Clerk's Office  
5220 Santa Ana Street,  
Cudahy, California 90201  
(323) 773-5143

Dear City of Cudahy Commissions,

It is with great honor and privilege to be writing this recommendation letter for Nayeli Hernandez. She informed that she is applying for the Public Safety Commissioner position with the City of Cudahy. She recently graduated with her Master of Social Work (MSW) degree from California State University, Dominguez Hills in May 2020. I was one of her Professors during the program and I have gotten to know her both personally and professionally in a couple different capacities.

Our Department of Social Work is grounded in Critical Race Theory. We provide students with this theoretical framework to critically examine race relations, power, privilege, interlocking systems of oppression, social injustices, and the different social identities (intersectionality) that individuals may have. CRT gives our social work students a new set of lens when working with individuals from different groups, populations, and communities, especially those who have faced and continue to face marginalization and discrimination. It further provides the students the opportunity to enhance their empathy, cultural sensitivity, and cultural humility.

Nayeli was a student in two of my courses, MSW 520 Generalist Social Work Practice I and MSW 511 Social Welfare Policy II: Policy Practice. In MSW 520, students learn and develop knowledge, skills, and appropriate interventions, as well as an understanding of diversity and privilege, when working with individuals and families. Students engage in self-reflection and become self-aware of any biases or prejudices which may hinder the helping relationship. Students also apply the person-in-environment and strengths-based perspectives as it relates to assessing, planning, and intervening. In MSW 511, students gain knowledge of policy practice and are given tools and opportunities to apply strategies of advancing human rights and social justice. Students work together as a team in defining and designing advocacy strategies that incorporates policy practice skills, such as coalition building, using social and mainstream media, leadership development, and community development. Nayeli was a stellar student in both these classes and received high grades and remarks. She was an active learner and participant in our class discussions. She would often check in with me to further discuss the weekly topics and to see if I could provide her with additional learning material.

What made our MSW 511 course unique was that we decided as a class to work on one big project together. We came up with the idea of advocating on behalf of immigrants, namely those coming from Central and South America. The rhetoric and dialogue surrounding this group is/was that they are bad people, and we as class, wanted to change that narrative. We wanted to highlight and showcase the beauty and culture of these people. We concluded that we should do something to support the undocumented immigrant students of our own campus community. With that being said, we decided to partner up with our university's Toro Dreamers Success Center (TDSC), who provides academic and supportive services to undocumented students from all races, ethnicities, and cultures. We created "know your rights" immigrant cards and loteria cards, and we also created an accompanying website, <https://llagutan1.wixsite.com/torosunidos>. With the website, we were able to reach a wider audience and further encourage others to participate in advocacy efforts. I cannot be any prouder of the work the students accomplished and the way our project turned out.

In addition to her coursework, Nayeli was a board member for the Graduate Association of Social Work (GASW) student organization. I am a Faculty Co-Advisor for GASW, and she served as one of the two Events Coordinators. In this role, she took on the responsibility of planning and coordinating different events throughout the year for her fellow classmates and colleagues. She worked together with the other board members and was successful in creating donation drives, fundraisers, and many other events. She tirelessly volunteered her time to help build cohesion, cooperation, bonding, and support amongst the cohorts and students. I have seen Nayeli grow and blossom and become a leader.

Nayeli also attended the National Association of Social Workers (NASW) California Chapter Lobby Days event in 2019. At Lobby Days, social work students from across the state come together to learn more about the legislative process, macro social work practice, lobbying, and advocacy. Students also have the opportunity to meet with state legislators to advocate for policies that impact the social work profession, our clients, and our communities. And she was set to attend the event again in spring 2020, but it was cancelled. I attend this event every year with our MSW students. I enjoy seeing the energy, commitment, and passion that our students have in wanting to be the louder voices for the community. It is inspiring seeing our students creating and impacting change for the betterment of all people, especially those coming from marginalized, oppressed, and vulnerable communities.

In the social work profession, we have six core values which we vehemently affirm and maintain: service, social justice, integrity, competence, dignity and worth of the person, and human relationships. I strongly believe that Nayeli embodies these core values as a professional social worker. I am excited to see what she does next.

I hope you are all able to stay safe and well during this time. Please feel free to reach out and contact me if you have any questions.

Sincerely,

Paul Vu, MSW MPP  
DCFS Stipend Coordinator/Lecturer  
Department of Social Work – Master of Social Work  
CSU Dominguez Hills

# NICOLE VAZQUEZ

July 30, 2020

To Whom It May Concern:

This letter serves as my highest recommendation for Nayeli Hernandez Santiago as Public Safety Commissioner for the City of Cudahy. My name is Nicole Vazquez; I am the former Field Director and Chair Designee in the Master of Social Work Program at California State University, Dominguez Hills. Mrs. Hernandez Santiago is a graduate of our program.

During her tenure in our program, I observed Nayeli to be an involved, active, and proactive student who took on additional roles in leadership and service to our program and her fellow students. In her graduating year of our program, I had the pleasure of having her in my Community Capacity Building courses for both fall and spring semesters. Our Community Capacity Building specialization focuses on “macro” social work, whose emphasis is policy analysis and advocacy, administration, and leadership through a social work frame. In my courses I observed Mrs. Hernandez Santiago to be a passionate advocate committed to racial and social justice, and she exemplified this in practice in the activities in which she participated in our program, in addition to her internships.

Though I am very happy that Nayeli has committed herself to serving her community in hopes of helping the most vulnerable residents of Cudahy, I am not surprised. She has a true passion for systems change, and I am confident that the combination of her social work skills and commitment to social justice will serve her well and make her an effective Public Safety Commissioner for Cudahy.

Please feel free to contact me at the email address or number above if you have any questions or would like further information.

Thank you for your time,

Nicole Vazquez

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# Item Number 15C

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## STAFF REPORT

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**Date:** August 4, 2020  
**To:** Honorable Mayor/Chair and City Council/Agency Members  
**From:** Henry Garcia, Interim City Manager/Executive Director  
By: Salvador Lopez Jr., Community Development Manager  
**Subject:** **Approval of a Technical Services Agreement with Public Health Advocates and Kounkuey Design Initiative (KDI) to provide technical assistance in assembling an application to compete in the Statewide Parks Program (Proposition 68).**

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### RECOMMENDATION

The City Council is requested to approve a technical services agreement with Public Health Advocates (PHA) and authorize the mayor to execute the Agreement to provide technical assistance and community engagement to pursue Prop 68 funding under the Statewide Parks Program.

### BACKGROUND/ANALYSIS

Recently staff was contacted by Public Health Advocates (PHA) asking if the City would be interested in receiving technical assistance to assemble an application to pursue the Statewide Parks Program (Round Four) funding aimed at improving community health and equity. Specifically, to create new parks through community-based planning, with residents of disadvantaged and park-deficient communities.

Through the Statewide Park Program (SPP), over \$395 million is available on a competitive basis to create parks and recreation opportunities in underserved communities across California. This Round Four funding allows \$8.5 million per request and does not require any matching funds. Typically, the average awarded amount per application is approximately \$4 to \$5 million. Types of eligible projects must involve either development or a combination of acquisition or development to the following:

1. Create a new park

2. Expand an existing park
3. Renovate an existing park

To be eligible for technical assistance, the community must:

- Be within a ½ mile radius of the proposed project site;
- Have a ratio of less than 3 acres of park space per 1000 residents; and
- Have a median household income lower than \$56,982

Technical assistance will include identifying community needs, conceptual site plan mapping, cost estimation, and building local partnerships to create comprehensive, community driven projects.

**DISCUSSION:**

Planning and Parks & Recreation staff has met with PHA and KDI and discussed preliminary potential site locations. However, through the community-based engagement, the potential locations will be explored and identified. Over the next 4 months, PHA, in coordination with city staff, will facilitate five community engagement meetings to gather input and provide a solidified project location to identify in the funding application due December 14, 2020. This will provide ample time to coordinate the minimum number of workshops required by the application guidelines. A kick-off meeting has been tentatively scheduled for August 10<sup>th</sup> pending tonight's contract approval.

Specifically, the PHA, in partnership with Kounkuey Design Initiative (KDI) agree to provide technical assistance to the City of Cudahy with the following services to support the preparation and submission of one grant application for Round Four of the Statewide Park Program (SPP) funding as follows:

- Training of City staff and stakeholders on community engagement practices (including strategies in the Park Bond Equity toolkit);
- Building partnerships with local organizations to create a comprehensive community-driven project;
- Work with City staff to identify community's parks and open space needs;
- Work with City staff to identify a project site for a new or renovated park;
- Working with City staff to identify community's preferences around park location, concept design, and amenities; and
- Assist City staff with the preparation and submission of the grant application.

In return, the City of Cudahy will provide the following services to support the grant application for Round Four of the Statewide Park Program (SPP) funding as follows:

- Dedicate a portion of in-kind City staff time to collaborate with PHA and KDI on one grant application for Round Four of the Statewide Park Program (SPP) funding through the agreement term;
- Identify local partnerships and provide PHA and KDI with a list of those potential partners to create a comprehensive community-driven project; and
- Preparation and submission of the final grant application.

**CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) Review:**

CEQA does not apply. Technical assistance to facilitate community engagement and apply for grant funding is not a project with foreseeable physical consequences and the application for funding of itself does not commit the city to any type of physical project.

**CONCLUSION**

Staff recommends that the City Council authorize the mayor to execute a Technical Services Agreement with Public Health Advocates and KDI to provide technical assistance in assembling an application to compete in the Statewide Parks Program (Proposition 68).

**FISCAL IMPACT**

No fiscal impact.

**ATTACHMENTS:**

- A. Draft Technical Services Agreement

**Public Health Advocates and Kounkuey Design Initiative  
Agreement for Technical Assistance Services with the  
City of Cudahy**

This Agreement is hereby entered into by Public Health Advocates (PHAdvocates), Kounkuey Design Initiative, Inc. (KDI), and City of Cudahy, a California charter City and California municipal corporation. All three parties agree to the services enumerated in Section 3 of this Agreement under the following terms and conditions:

**1. Recitals:** Public Health Advocates: a nonpartisan, nonprofit organization that promotes health equity by helping cities, counties, and states nurture health and wellbeing for everyone. Kounkuey Design Initiative, Inc.: a non-profit design and community development organization that partners with under-resourced communities to advance equity and activate the unrealized potential in neighborhoods and cities.

PHAdvocates and KDI are technical assistance providers to City of Cudahy for the preparation and submission of one grant application for Round Four of the Statewide Park Program (SPP) funding.

**2. Term of Agreement:** The term of this agreement will be today's date \_\_\_\_\_ through December 14, 2020 (the deadline established by the California Department of Parks and Recreation for the SPP funding application), to fulfill the agreement stipulated in the Scope of Work.

**3. Scope of Work:** PHAdvocates and KDI agree to provide technical assistance to the City of Cudahy with the following services to support the preparation and submission of one grant application for Round Four of the Statewide Park Program (SPP) funding as follows:

- Training of City staff and stakeholders on community engagement practices (including strategies in the Park Bond Equity toolkit).
- Building partnerships with local organizations to create a comprehensive community-driven project.
- Working with City staff to identify community's parks and open space needs
- Working with City staff to identify a project site for a new park.
- Working with City staff to identify community's preferences around park location, concept design, and amenities.
- Assist City staff with the preparation and submission of the grant application.

City of Cudahy will provide the following services to support the grant application for Round Four of the Statewide Park Program (SPP) funding as follows:

- Will dedicate a portion of in-kind City staff time to collaborate with PHAdvocates and KDI on one grant application for Round Four of the Statewide Park Program (SPP) funding through the agreement term.
- Will identify local partnerships and provide PHAdvocates and KDI with a list of those potential partners to create a comprehensive community-driven project.
- Preparation and submission of the final grant application.

**4. Representatives:** The designated representative of PHAdvocates for purposes of all notices and other official communications relating to this agreement, program related issues and business matters shall be Alfred Mata, Program Manager, Public Health Advocates, 1004 West Covina Parkway, Suite 486, West Covina, CA 91790; PHONE: (844) 962-5900 x360; EMAIL: am@phadvocates.org.

The designated representative of KDI for purposes of all notices and other official communications relating to this agreement, program related issues shall be Jerome Chou, Planning Director, 309 East 8<sup>th</sup> Street, Suite 205, Los Angeles, CA 90014; PHONE: (323) 989-7094; EMAIL: jerome@kounkuey.org

The designated representative of City of Cudahy for purposes of all notices and other official communications relating to this agreement, program related issues shall be [INSERT NAME], [INSERT POSITION], [INSERT ADDRESS]; PHONE: [INSERT PHONE]; EMAIL: [INSERT EMAIL].

**5. Payment Terms:** PHAdvocates, KDI and City of Cudahy shall furnish at its own expense, all labor, materials, equipment and other items necessary to carry out the terms of this Agreement. Services to be provided by PHAdvocates and KDI under this Agreement are at NO COST to the City of Cudahy.

**6. Termination:** This Agreement may be terminated by any party notifying the other parties, in writing, at least 10 days prior to the date of termination.

**7. Compliance with law:** All parties agree to comply with all relevant state and federal statutes and regulations.

**8. Assignment:** No party shall assign or delegate any part of this Agreement without the written consent of the other parties.

**9. Indemnification:** City of Cudahy agrees to indemnify, defend, and hold harmless PHAdvocates, KDI, their directors, officers, members, employees, contractors and agents, and the funding agency(ies) supporting PHAdvocates and/or KDI from and against any and all claims, losses, damages, costs, expenses or other liability arising out of or connected with PHAdvocates or KDI's services under this agreement, including but not limited to any accident or injury to person or property, except to the extent any claims, losses, damages, costs, expenses or other liabilities incurred by City of Cudahy have resulted from the gross negligence, fraud, or willful misconduct of PHAdvocates and/or KDI.

**10. Severability:** If any provision of this agreement is held in conflict with law, the validity of the remaining provisions shall not be affected.

**11. Survival of obligations:** Expiration or termination of this agreement shall not extinguish any previously accrued rights or obligations of the parties.

**12. Governing Law:** The validity, construction, and effect of this agreement shall be governed by the laws of the United States of America and the State of California.

**13. Entire Agreement:** This is the entire agreement between the parties. It supersedes all prior oral or written agreements or understandings and it may be amended only in writing.

[Signatures Begin on Next Page].

IN WITNESS WHEREOF, the Parties have signed this Agreement as of the Commencement Date stated on the cover page.

City of Cudahy

Public Health Advocates, a non-profit organization

By: \_\_\_\_\_  
[INSERT NAME], City Administrator

By: \_\_\_\_\_

Name: Harold Goldstein

Title: Executive Director

ATTEST:

Kounkuey Design Initiative, a non-profit organization

\_\_\_\_\_  
[INSERT NAME], City Clerk

By: \_\_\_\_\_

Name: Jerome Chou

Title: Planning Director

APPROVED AS TO FORM:

\_\_\_\_\_  
[INSERT NAME],  
City Attorney